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S.F. PLANNING COMMISSION

NOTICE OF MEETING & CALENDAR

July 1996 – 1997



PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

SF

C55

#14

7/4/96

Canceled

NOTICE OF CANCELLATION

CITY AND COUNTY OF SAN FRANCISCO
PLANNING COMMISSION

REGULAR MEETING

THURSDAY

JULY 4, 1996

DOCUMENTS DEPT.

JUN 24 1996

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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco City Planning Commission for Thursday, July 4, 1996, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, July 11, 1996.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	ESTHER Y. MARKS
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
EX-OFFICIO	PHILIP H. ADAMS, DIR, PTC
(ALT for DIR, PTC)	ARNOLD W. BAKER
EX-OFFICIO	WILLIAM LEE, CAO
(ALT for CAO)	KELLY J. HAYDEN

AMIT GHOSH, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

**NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION**

THURSDAY

JULY 11, 1996

**ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.**

DOCUMENTS DEPT.

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12:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, and Mills.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Director's Performance Evaluation: Evaluation of the Interim Director's Performance.
2. Appointment of Department Head: A sub-committee of the Planning Commission formed to interview candidates for the position of Director of Planning will report on the individual candidates interviewed and their rating.

Adjournment

960711

SF
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#14
7/11/96
Special

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 11, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

ROLL CALL: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, and Mills.

A. ITEMS TO BE CONTINUED

1. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office) District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.
(Proposed for continuance to July 25, 1996)
2. 96.015C (MONTAÑA)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver

equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.

(Proposed for continuance to August 15, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- Draft minutes of June 20 and June 27, 1996.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

6. 96.198C (MILLER)
439 GUERRERO STREET, northeast corner at Camp Street, Lot 57 in Assessor's Block 3568 - Request for authorization of a **CONDITIONAL USE** to permit the conversion of a church building to one **ARTIST'S LIVE/WORK UNIT** in an RM-2 (Mixed Residential, Moderate Density) District and a 40-X Height and Bulk District.

NOTE: On June 27, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -1. Commissioner Marks voted no.

7. 96.048C (COLEMAN)
12 BYRON COURT, Lot 53 in Assessor's Block 6489, west side between Lowell and Gutenberg - Request for Conditional Use authorization to expand an existing residential care facility from six beds to ten beds located within the RH-1 (Residential, House, One Family) District.
(Continued from Regular Meeting of May 9, 1996)
NOTE: On May 9, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions a seven (7) bed facility by a vote of +6 -0. Commissioner Marks was absent.

F. REGULAR CALENDAR

8. 96.008C (MONTAÑA)
6-8 LOCKSLEY AVENUE AT 6TH AVENUE; LOT 3 IN ASSESSOR'S BLOCK 2636
- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(I) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep.
9. 96.225R (MONTAÑA)
WIRELESS ANTENNAE ON 300 - 500 CITY STREET LIGHT POLES Request for Master Plan referral for an encroachment permit to allow the installation of from 300 to 500 wireless antennae and transceiver equipment on City-owned street light poles throughout the City as part of a wireless data communication network throughout the Bay Region. The dimensions of the transceiver to be installed on top of the street light pole would be 12 inches long by 8 inches wide by 4 inches deep and would be mounted about 18 feet from grade. For more information, please call planner Susana Montaña at (415) 558-6313.
(Continued from Regular Meeting of June 6, 1996)
10. 94.155E (DEUTSCH)
PROPOSED PORT OF SAN FRANCISCO WATERFRONT LAND USE PLAN;
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT. The Port's Waterfront Land Use Plan is proposed to provide land use policy for all

property under jurisdiction of the Port of San Francisco, extending generally from the Hyde Street Pier to India Basin, about 7.5 miles and including about 630 net acres. The EIR analyzes potential environmental impacts of various development and activities that could occur under policies of the proposed Plan. Implementation of the Plan would require changes to the City General (Master) Plan, City Commission regulations. The purpose of this hearing is to take public comments on the accuracy and completeness of the Draft EIR's discussion of environmental issues. Following receipt of public comments, including any comments by Commissioners, the Planning Commission will be asked to close the public hearing on the Draft EIR.

11. 96.220R (SHOTLAND)
MASTER PLAN REFERRAL FOR MUNI KEY STOP PROGRAM PHASE D FOR A KEY STOP LOCATED AT CHURCH AND DUBOCE STREETS, which serves the J-Church and N-Judah LRV lines. The project, which includes construction of two new ramps, high platforms and safety islands on Duboce Avenue east of Church Street, requires the permanent closure of Duboce Avenue between Church and Market Street (a one lane, one-way road) to automobile use; it would remain open to pedestrian and bicycle use. In addition, MUNI would replace the existing temporary structure which serves MUNI drivers and supervisors and replace it with a permanent one-story Supervisor's building and restroom in the Duboce Avenue right-of-way.
12. 96.221R (SHOTLAND)
MASTER PLAN REFERRAL FOR MUNI KEY STOP PROGRAM PHASE D, FOR KEY STOP LOCATIONS AT RANDOLPH AND ARCH STREETS, AND AT BROAD AND PLYMOUTH STREETS. The Key Stop Program would make MUNI safer and more accessible to persons with disabilities by installing ramps, high boarding platforms, passenger boarding islands or broad sidewalk bulbs at "Key Stops" along MUNI's surface LRV lines throughout the City, as required by the Americans with Disabilities Act (ADA). This project would install ramps with elevated platforms to accommodate persons with disabilities, and broad sidewalk bulbs to provide safer pedestrian entry to and egress from streetcars at two proposed "Key Stops" along MUNI's M-Ocean Oceanview LRV line.
13. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of June 6, 1996)
14. 96.065CV (BERKOWITZ)
467 POTRERO AVENUE, east side between Mariposa and 7th Streets, Lot 18 in Assessor's Block 3974: Request for Conditional Use Authorization to expand a non-conforming building/use in an M-1 (Light Industrial) District. The project also

includes a variance request to allow expansion of a building located in the required rear yard.

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 6/20/96 by a vote of +6 -0. Commissioner Mills absent.

(Continued from Regular Meeting of June 20, 1996)

4:00 P.M.

15. (BADINER)
TRANSBAY AREA PLAN: Status Report and Informational Hearing on Area Goals & Objectives and Issues and Opportunities Report.
16. (AHMADI)
AIR QUALITY ELEMENT BACKGROUND REPORT. Informational presentation for the purpose of providing an overview of the air quality conditions in the Bay Area and San Francisco, major air pollutants and their sources, and transportation policies and their affects on air quality.
17. 95.702E (D. WONG)
YORK STREET, INTERIOR MID-BLOCK, 6-LOT SUBDIVISION AND NEW CONSTRUCTION OF 5 DUPLEXES. Appeal of Preliminary Negative Declaration. Proposed resubdivision of three existing vacant lots into 6 lots, and new construction of five 2-unit buildings, on what are now Lots 11, 12 & 20 of Assessor's Block 5513, located on York Street, interior mid-block, east side between Cesar Chavez (Army) Street and Peralta Avenue. Five of the six proposed lots would not have direct street frontage. The sixth lot would have frontage on York Street and serve as an easement for the five mid-block parcels. Each of the proposed buildings would be approximately three stories above a garage level, extending to a height of approximately 30 feet from grade.
(Continued from Regular Meeting of June 6, 1996)
18. 96.098E (WONG)
1035-1045 VALLEJO STREET, NEW CONSTRUCTION OF 3 DUPLEXES: South side between Florence and Taylor Streets, Lots 42, 43, & 44 in Assessor's Block 150. **Appeal of Preliminary Negative Declaration**. Proposed new construction of three two-unit buildings, one building per lot, totalling 6 dwelling units, and an underground garage with 15 parking spaces. Each of the buildings would be of varied depth, with building heights of approximately 40 feet.
(Continued from the Regular Meeting of June 27, 1996)
- 19a. 96.098D (PASSMORE)
1035 - 1045 VALLEJO STREET, south side between Taylor and Florence Streets; Lots 42, 43 and 44 in Assessor's Block 150, in an RH-2 (Residential, House, Two-Family) District. Request for Discretionary Review of Building Permit Application No. 9601788 proposing construction of three, four-story, two-unit buildings on three lots with one common garage.
(Continued from Regular Meeting of June 27, 1996)

- 19b. 96.098V (PASSMORE)
1035 - 1045 VALLEJO STREET, south side between Taylor and Florence Streets; Lots 42, 43 and 44 in Assessor's Block 150, in an RH-2 (Residential, House, Two-Family) District. Request for **Front Setback and Rear Yard Variance**. Section 132 of the Planning Code requires a minimum front setback of approximately 15.00 feet for Lot 44 and 7 feet 6 inches for Lot 43, measured from the front property lines. The proposed two-family dwelling on Lot 44 would extend to within 9.40 feet of the front property line, and the proposed two-family dwelling on Lot 43 would extend to within 4.70 feet of the front property line; both would encroach into the required front setback.

Section 136(c)(26) of the Planning Code allows the construction of underground garages to encroach within the required rear yard, provided that such garages shall not occupy any area within the rear 15 feet of the depth of the lot. The proposed underground garage would extend to within approximately 5 feet of the rear property line of Lot 44, approximately 7.5 feet of the portion of Lot 43 having a depth of 75 feet and approximately 4 feet from the portion of said Lot 43 having a depth of 71.5 feet, and approximately 8 feet from the rear property line of Lot 42. The underground garage would exceed the degree of encroachment into the required rear yard authorized as a permitted obstruction.

(Continued from Regular Meeting of June 27, 1996)

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 6:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

20. 96.193D (PASSMORE)
213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.
(Continued from Regular Meeting of June 20, 1996)
21. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.
(Continued from Regular Meeting of June 27, 1996)

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

071196

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00

Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - Transportation Design Framework	3/1/96	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

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7/18/96
Special

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NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
JULY 18, 1996
ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

DOCUMENTS DEPT.

JUL 16 1996

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PUBLIC LIBRARY

12:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, and Mills.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Director's Performance Evaluation: Evaluation of the Interim Director's Performance.
(Continued from the Special Meeting of July 11, 1996)

Adjournment

960718

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 18, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

ROLL CALL: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, and Mills.

A. ITEMS TO BE CONTINUED

1. 96.243C (BERKOWITZ)
1598 DOLORES STREET, northwest corner at 29th Street, Assessor's Block 6618, Lot 38: Request for Conditional Use Authorization for expansion of an existing school of mortuary science as per Planning Code Sections 186.2 and 710.81 for a site located within an NC-1 (Neighborhood Commercial Cluster) District.
(Continued from the Regular Meeting of June 27, 1996)
(Proposed for Continuance to July 25, 1996)
2. 96.303M (ROSE)
FULTON STREET MALL DESIGN GUIDELINES, Consideration of Master Plan amendment to the Civic Center Area Plan mandating the implementation of the FULTON Street Mall Design Guidelines, a comprehensive planning document for the improvement of FULTON Street between Hyde and Larkin Streets. The proposal amends the text of Objective 1, Policy 3 of the Civic Center Area Plan to include references to the FULTON Street Mall Design Guidelines.
(Continued from the Regular Meeting of June 27, 1996)
(Proposed for Continuance to July 25, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT3. DIRECTOR'S ANNOUNCEMENTS4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS &
BOARD OF SUPERVISORS (PASSMORE)E. REGULAR CALENDAR

5. (BADINER)
TRANSBAY AREA PLAN: Status Report and Informational Hearing on Area Goals & Objectives and Issues and Opportunities Report.
(Continued from the Regular Meeting of July 11, 1996)

7. 96.313C (GORDON)
726 POLK STREET, southeast corner with Ellis Street, Lot 018 in Assessor's Block 0740 -- Request for Conditional Use Authorization to establish a single nonresidential tenant defined by Section 790.50 of the Planning Code as Other Institution, Large, exceeding 6,000 square feet in size (as required by Planning Code Section 121.2(a) and 712.21) as a result of the significant alteration of the of the ground-floor of an existing building located within an NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and a 130-E Height and Bulk District.

8. 96.251C (MILLER)
1789 OAKDALE AVENUE, southwest side between Newhall and Phelps Streets, Lot 438 in Assessor's Block 5321 - Request for authorization of a CONDITIONAL USE for the establishment of a RELIGIOUS FACILITY (St. Paul Tabernacle Baptist Church) in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

9. 95.661C (MILLER)
185-195 ARKANSAS STREET, northeast corner at Mariposa Street, Lot 13 in Assessor's Block 3983 - Request for authorization of CONDITIONAL USE to permit REMOVAL OF THE NOVEMBER 7, 1997 TERMINATION OF DATE for a NON-

CONFORMING USE warehouse/office complex in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.

10. 96.061C (BANALES)
5199 MISSION STREET, southeast side, between Pope and Rolph Streets; Lots 57 and 58 in Assessor's Block 6463 - Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a one-story with mezzanine commercial building which will contain a retail drug store in excess of 6,000 square feet of floor area, within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.
(Continued from the Regular Meeting of June 20, 1996)
11. 95.521C (MONTANA)
1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code.

The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

12. 96.192D/DD (PASSMORE/ANDRADE)
148 - 18TH AVENUE, east side between Lake and California Streets, Lot 33 in Assessor's Block No. 1377 - Request for Discretionary Review of Building Permit Application No. 9503251 to consider addition to the rear of the top floor.
(Continued from Regular Meeting of May 23, 1996)
13. 96.302D (GALLAGHER)
349 CONNECTICUT STREET, east side between 18th and 19th Streets, Lot 21 in Assessor's Block 4036. Request for Discretionary Review of Building Permit Application No. 9606369 proposing construction of the addition of a new story to an existing house, said story would be set back 14 feet from the front facade.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - Transportation Design Framework	3/1/96	0.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transportation Element	5/1/95	12.00

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C55

#14

7/22/96

Special

NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION

MONDAY

JULY 22, 1996

ROOM 110-B, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
8:00 A.M.

DOCUMENTS DEPT.

JUL 19 1996

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, and Mills.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to interview candidates for the position of Director of Planning.

Adjournment

960718

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072296

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<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JULY 25, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUL 23 1996

SAN FRANCISCO
PUBLIC LIBRARY

ROLL CALL: Commissioners Antenore, Chinchilla, Lowenberg, Marks, Martin, and Mills.

A. ITEMS TO BE CONTINUED

1. 90.296D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.
(Continued from Regular Meeting of July 11, 1996)
(Proposed for Continuance to August 15, 1996)

B. PUBLIC COMMENT

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public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration for adoption the draft minutes of July 11, 1996.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

5. 96.303M (ROSE)
FULTON STREET MALL DESIGN GUIDELINES. Consideration of Master Plan amendment to the Civic Center Area Plan to include reference to the FULTON Street Mall Design Guidelines, a comprehensive planning document for the improvement of FULTON Street between Hyde and Larkin Streets. The proposal amends the text of Objective 1, Policy 3 of the Civic Center Area Plan to include references to the FULTON Street Mall Design Guidelines.
(Continued from the Regular Meeting of July 11, 1996)
6. 96.327R (LINDSAY)
General Plan Referral on Proposed Street Widening and Sidewalk Relocation adjacent to 500 Corbett Avenue (Rooftop Middle School). Hearing on a report to the Board of Supervisors finding the proposed Street Widening and Sidewalk Relocation adjacent to 500 Corbett Avenue (Rooftop Middle School) consistent with the General Plan of the City and County of San Francisco. The proposed project would create a vehicle drop-off/pick-up zone for students of the Rooftop Middle School which is presently under construction.
7. 96.243C (BERKOWITZ)
1598 DOLORES STREET, northwest corner at 29th Street, Assessor's Block 6618, Lot 38: Request for Conditional Use Authorization for expansion of an existing school of mortuary science as per Planning Code Sections 186.2 and 710.81 for a site located within an NC-1 (Neighborhood Commercial Cluster) District.
(Continued from the Regular Meeting of July 11, 1996)
8. 96.314C (COLEMAN)
4023-24TH STREET, south side between Noe and Castro Streets, Lot 30 in Assessor's Block 6507 - Request for Conditional Use authorization to establish a Financial Service as defined by Section 790.110 of the Planning Code in the 24th Street Noe Valley and 40-X Districts.

9. 96.296C (BERKOWITZ)
795-8TH AVENUE, northwest corner with Fulton Street, Lot 46 in Assessor's Block 1651 - Request for Conditional Use authorization to establish a Small Self-Service Restaurant as defined by Section 790.91 of the Planning Code and to permit live musical performance, defined as Other Entertainment by Section 790.38 within an NC-1 (Commercial Cluster) Neighborhood Commercial Zoning District and 40-X Height District.
10. 96.309A (PAEZ)
216 STOCKTON STREET, eastside between Maiden Lane and Geary Street, Lot 13 in Assessor's Block 309 - Request for authorization of a Permit to Alter a Category V Unrated Building pursuant to Section 1111.4 of the City Planning Code. The subject property, is within the Kearny-Market-Mason-Sutter Conservation District, a C-3-R (Downtown Retail Zoning) District and an 80-130F Height and Bulk District. The Landmarks Preservation Advisory Board reviewed the proposal at its Regular Meeting of June 19, 1996 and recommended Planning Commission approval.
11. 96.312A (PAEZ)
401 SANSOME STREET, northwest corner at Sacramento Street, Lot 4 in Assessor's Block 228 - Request for authorization for a Permit to Alter a Category I Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property is within a C-3-0 (Downtown Office) Zoning District and a 75-X Height and Bulk District. The Landmarks Preservation Advisory Board reviewed the proposal at its Regular Meeting of June 19, 1996 and recommended Planning Commission approval.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:00 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

12. 96.298D (PASSMORE)
66 FOUNTAIN STREET, Lot 11 in Assessor's Block No. 6501 - Request for Discretionary Review of Building Permit Application No. 9601886 proposing construction of two single family dwellings on the lot. The buildings will be three stories high and will have a six foot separation between them.

Adjournment

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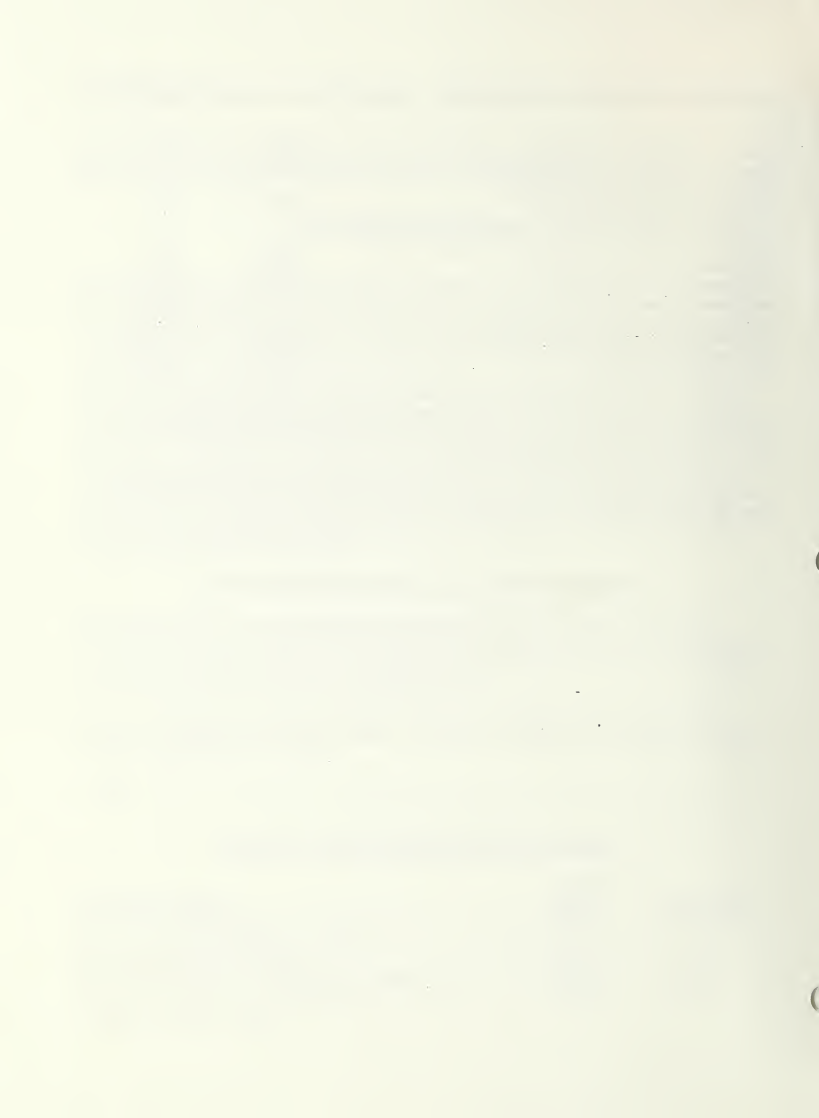
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SF

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8/1/96

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

THURSDAY

AUGUST 1, 1996

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
4:00 P.M.**

NOTE START TIME

DOCUMENTS DEPT.

JUL 30 1996

**SAN FRANCISCO
PUBLIC LIBRARY**

4:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration for adoption the draft minutes of July 18 and July 22, 1996.

D. DIRECTOR'S REPORT2. DIRECTOR'S ANNOUNCEMENTS3. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF PERMIT APPEALS & BOARD OF SUPERVISORSE. REGULAR CALENDAR

4. (ROSE)
URBAN DESIGN AND PUBLIC ACCESS PLAN FOR THE WATERFRONT LAND USE PLAN. Informational Presentation and progress report on the urban design plan being prepared jointly by Port and Planning Department staff.
5. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of July 11, 1996)
NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent.
6. 96.065CV (BERKOWITZ)
467 POTRERO AVENUE, east side between Mariposa and 17th Streets, Lot 18 in Assessor's Block 3974: Request for Conditional Use Authorization to expand a non-conforming building/use in an M-1 (Light Industrial) District. The project also includes a variance request to allow expansion of a building located in the required rear yard.
NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 6/20/96 by a vote of +6 -0. Commissioner Mills absent.
(Continued from Regular Meeting of July 11, 1996)
7. 96.324L (MARSH)
SAINT PAULUS CHURCH AND PARSONAGE, 950 GOUGH STREET AND 969 EDDY STREET, Lots 10, and 11 in Assessor's Block 744, Landmark No. 116 - Acting on a recommendation of the Landmarks Preservation Advisory Board to rescind their designation of Saint Paulus Lutheran Church and Parsonage as Landmark No. 116 pursuant to Section 1004(d) of the Planning Code. The Church was completely destroyed by a catastrophic fire on November 5, 1995 and the Parsonage was partially destroyed by fire on the same date and subsequently demolished. The site of the Church and Parsonage is now a group of vacant lots. The Landmarks Board voted to rescind Landmark No. 116 at its Regular Meeting of June 19, 1996. The properties are located within an RM-4 (mixed, high density)

residential district and an 80-B height and bulk district, and are also located within the Western Addition Redevelopment A-2 Project Area.

8. 96.192D/DD (PASSMORE/ANDRADE)
148 - 18TH AVENUE, east side between Lake and California Streets, Lot 33 in Assessor's Block No. 1377 - Request for Discretionary Review of Building Permit Application No. 9503251 to consider addition to the rear of the top floor.
(Without hearing, continued from Regular Meeting of July 18, 1996)
9. 96.310D (PASSMORE)
526 CLAYTON STREET, east between Haight and Page Streets, Lot 23 in Assessor's Block Number 1231 - Request for Discretionary Review of Building Permit Application No. 9603409 proposing construction of new decks at rear of building.

Adjournment

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080196

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**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

THURSDAY

AUGUST 8, 1996

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

3:00 P.M.

NOTE START TIME

DOCUMENTS DEPT.
AUG - 6 1996
SAN FRANCISCO
PUBLIC LIBRARY

3:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 95.521C (MONTANA)
1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code.

The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking. (Without hearing, continued from the Regular Meeting of July 18, 1996)
(Proposed for continuance to August 15, 1996)

2. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5412: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Proposed for continuance to August 22, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption--the draft minutes of July 25, 1996.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS
5. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no

staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

6. 96.356Q (ANDRADE)
3183 CALIFORNIA STREET, Lot 24 in Assessor's Block 1031; south side between Lyon Street and Presidio Avenue: Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.
7. 96.366Q (ANDRADE)
245 CENTRAL AVENUE, Lot 36 in Assessor's Block 1222; west side between Oak and Page Streets: Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

F. REGULAR CALENDAR

8. (BADINER)
TRANSBAY AREA PLAN: Informational hearing and Planning Commission comments on preliminary land use alternatives for the Transbay area.
9. 94.285CV (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
10. 94.322C (NIXON)
1050 KIRKHAM STREET; Lot 7 in Assessor's Block 1839; northeast corner of 15th Avenue and Kirkham Street. To consider revocation of Conditional Use Authorization which allowed the creation of a child care facility. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion 13750 approved August 25, 1994. The property is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
11. 96.056C (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Request for Conditional Use authorization to construct a housing complex containing 54 affordable dwelling units for senior citizens within a new 5-story building in an M-1 (Light Industrial) District and 40-X Height and Bulk District.
- 12a. 96.320T (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Amendment to the City Planning Code to add Section 249.16 to create

an Affordable Housing Special Use District at Third Street and Armstrong Avenue, northeast corner.

- 12b. 96.320T (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Amendment to the City Planning Code to add Section 263.13 creating a 40-65-J Special Height and Bulk District at Third Street and Armstrong Avenue, northeast corner.
- 13a. 96.320Z (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's block 5419 -- Amendment to the City Zoning Map to create an Affordable Housing Special Use District at Third Street and Armstrong Avenue, northeast corner.
- 13b. 96.320Z (BANALES)
5545 THIRD STREET, northeast corner of Armstrong Avenue; Lot 6 in Assessor's Block 5419 -- Amendment to the City Zoning Map to change the Height and Bulk classification from 40-X to 40-65-J for property at Third Street and Armstrong Avenue, northeast corner.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

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8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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080896

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan -</u>	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

NOTICE

FUTURE CALENDAR ITEM: Wireless Telecommunication Facilities Guidelines. On August 15, 1996 the Planning Commission will consider revisions to the Wireless Telecommunication Services Facilities Siting Guidelines dated May 23, 1996 as urged by the Board of Supervisors under Resolution No. 635-96 adopted on July 8, 1996. On August 15, the Commission also will consider initialing a public hearing to consider adoption of Interim Zoning Controls for a moratorium to limit placement of wireless telecommunication facilities in all RH, RM-1, RM-2, RM-3, RC-1 and RC-2 zoning districts.

NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION

DOCUMENTS DEPT.

AUG 12 1996

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY

AUGUST 15, 1996

ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to discuss the selection of Director of Planning.

Adjournment

960815

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

AUGUST 15, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

AUG 12 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.382C (MONTAÑA)
1300 - 26TH AVENUE, southeast corner at Irving Street; Lot 44 in Assessor's block 1780 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine antennas on the roof of the building along with a base transceiver unit equipment room (BTU) to be installed on the ground floor within the building as part of a wireless cellular telephone communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building, a six story building approximately 72 feet in height, exceeds the 40 foot height limit. The property is being used as ground floor commercial (a meat market), storage and parking, with five levels of residential space containing 28 apartments above. The antennas and base transceiver station were installed in 1995 with a permit and are now operating as part of a wireless transmission network operated by GTE Mobilnet. Subsequent to

the installation of the facility, the Project Sponsor was required by the City to request conditional use authorization by the Planning Commission to continue to operate the equipment. Each antenna measures four feet high by approximately 18 inches wide and would be attached to the rooftop penthouse located approximately 72 feet above sidewalk grade. Section 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit although it does not exempt the BTU which, measuring approximately 15 feet by 20 feet, will be installed within the building at the ground floor.

(Proposed for Continuance to August 22, 1996)

2. 95.521C (MONTANA)

1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code.

The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking.

(Without hearing, continued from the Regular Meeting of July 18, 1996)

(Continued from Regular Meeting of August 8, 1996)

(Proposed for Continuance to August 22, 1996)

3. 96.008C (MONTAÑA)

6-8 LOCKSLEY AVENUE AT 6TH AVENUE; LOT 3 IN ASSESSOR'S BLOCK 2636

- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(l) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep.

(Continued from Regular Meeting of July 11, 1996)

(Proposed for Continuance to August 22, 1996)

4. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office) District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.
(Continued from Regular Meeting of July 11, 1996)
(Proposed for continuance to September 5, 1996)
5. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.
(Continued from Regular Meeting of July 25, 1996)
(Proposed for continuance to September 5, 1996)
6. 96.015C (MONTAÑA)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.
(Continued from Regular Meeting of July 11, 1996)
(Proposed for Continuance to September 19, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption--draft minutes of August 1, 1996.

D. DIRECTOR'S REPORT8. DIRECTOR'S ANNOUNCEMENTS9. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

10. 818 SANCHEZ STREET (21ST & SANCHEZ ST. PROJECT). Open Space Acquisition Process -- informational staff response to Commission inquiry.

E. REGULAR CALENDAR

11. (LEVY)

COMMERCE AND INDUSTRY INVENTORY REPORT, Informational only. (a) 1996 Commerce and Industry Inventory -- A presentation of the forth annual Commerce and Industry Inventory detailing population, labor force, employment, unemployment, establishments, revenues, and building data for San Francisco.; (b) Commerce and Industry Issue Paper No. 1 - An Overview of the San Francisco Economy -- A presentation of the first in a series of issue papers to be completed around this topic. Issue Paper No. 1 is a descriptive and analytical paper providing an overview snapshot of the San Francisco economy as well as some of the important linkages and trends in the economy in the city and the region.

12. 96.359C (GORDON)

1670 15TH STREET, north side between Valencia Street and Julian Avenue, Lot 007 in Assessor's Block 3547 -- Request for a Conditional Use Authorization to establish an automotive repair shop (defined by Section 790.15 of the Planning Code) as required per Planning Code Section 726.59, within an existing building located in the Valencia Street Neighborhood Commercial Zoning District and a 50-X Height and Bulk District.

13. (MONTAÑA)

WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING GUIDELINES AMENDMENTS. Public hearing to receive comments on a draft set of amendments to the Wireless Telecommunications Services (WTS) Facilities Siting Guidelines adopted by the Planning Commission on May 23, 1996. The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to amend its WTS Guidelines to establish new facility location preferences and criteria and new justification conditions for the siting of these facilities. The draft Guidelines are intended to respond to the Board of Supervisors' Resolution. In addition, the draft Guidelines contain technical amendments which will clarify information needed for application submittal and which clarify information needed for monitoring conditions of approval. For copies of the draft amended Guidelines, please contact planner Susana Montana at 558-6421.

14. (MONTAÑA)

WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING ZONING TEXT AMENDMENTS (MORATORIUM). The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to initiate interim zoning controls (moratorium) on the approval of WTS facilities on specific types of locations in certain zoning districts throughout the City, and to maintain these zoning controls until such time as a Telecommunications Facilities Plan amendment to the Community Facilities Element of the General Plan is adopted. The Commission will hold a public hearing to receive comments on a proposal which is intended to respond to the Board of Supervisors' Resolution to initiate zoning text amendments to limit the approval of installation of wireless telecommunications services (RH-1, Rh-1(D), RH-2, RH-3, RM-1, RM-2 and RM-3) Districts and in certain small scale mixed Residential/Commercial (RC-1 and RC-2) Districts. The zoning controls would remain in effect until such time as a Telecommunications Facilities Plan amendments to the Community Facilities Element of the General Plan is adopted. For copies of the draft Planning Code text amendments (moratorium), please contact planner Susana Montana at 558-6421.

SPECIAL DISCRETIONARY REVIEW HEARING

NOTICE AT APPROXIMATELY 3:30 P.M. THE CITY PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

15. 96.193D (PASSMORE)

213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.

(Continued from Regular Meeting of July 11, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.

NOTE: Revised plans/proposals have not been received by Department staff at the time of completion and distribution of this calendar--noon, 8/9/96.

16. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Continued from Regular Meeting of July 25, 1996)

17. 96.393D (PASSMORE)
101 MANGELS AVENUE, south side between Baden and Congo Streets, Lot 001 in Assessor's Block No. 6765 - Request for Discretionary Review of Building Permit Application No. 9520211 for construction of a new three-story single-family dwelling.
18. 96.358D/DD (PASSMORE)
44 MIRABEL AVENUE, south between Shotwell and Coso Avenue, Lot 29 in Assessor's Block No. 5519 - Request for Discretionary Review of Building Permit Application No. 9607197 - proposing addition to a second floor to a one-story over garage single-family dwelling. The addition will accommodate one study area, two bedrooms and two bathrooms.

Adjournment

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081596

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
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<u>Design for Development Framework</u>		
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Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
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ANNOUNCEMENT

The Department announces the availability of the publication "Amendments to the General Plan adopted between September 1, 1995 and July 1, 1996". This document is free to the public and can be obtained at the Reception Desk of the Planning Department, 1660 Mission Street, 5th Floor, San Francisco, CA 94103. For information please contact Inge Horton at 558-6279.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

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NOTICE OF MEETING AND CALENDAR
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SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

DOCUMENTS DEPT.

AUG 19 1996

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PUBLIC LIBRARY

THURSDAY

AUGUST 22, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.214C (IONIN)
1525-1535 FOLSOM STREET, east side between Norfolk and 11th Streets; Lots 53 and 54 in Assessor's Block 3521 - Request for Conditional Use Authorization to allow an existing nonconforming nighttime entertainment use (dba the "Holy Cow") to be intensified and expanded to an upper floor and adjacent lot within the South of Market SLR (Service/Light Industrial/Residential Mixed Use) District.
(Proposed for continuance to September 12, 1996)
2. 96.155E (POSTERNAK)
3060 FILLMORE STREET, Conversion of Auto Parking and Detailing Garage to Retail Natural Foods Grocery. southeast corner of Fillmore and Filbert Streets, on Lots 27 and 28 of Assessor's Block 533. **Appeal of a Preliminary Negative Declaration** for a proposed conversion of automobile parking and detailing garage

to a retail natural foods grocery of about 11,950 square feet. No off-street parking would be provided. Validated parking would be provided at the Lombard Garage on Moulton Street.

(Proposed for continuance to September 12, 1996)

3. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District
(Continued from Regular Meeting of August 8, 1996)
(Proposed for continuance to September 12, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption--draft minutes of August 8, 1996.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS
6. REVIEW OF PAST WEEKS EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)
7. (BERGDOLL)
"SOUTH BAYSHORE -- A NEW BEGINNING" / Citizens' Guide to the South Bayshore Plan. This Citizens' Guide was created as a user-friendly summary of the south Bayshore neighborhood's history, key assets, important planning goals, strategies, policies and zoning districts from the 1995 Area Plan of the General Plan and zoning. This Guide was published in July and is now available to the public.

Staff will be presenting the Guide at the South Bayshore Community Development Corporation Board meeting on August 21 and at a SPUR lunch on August 29. This presentation of the document is an informational item that requires no Planning Commission action.

E. REGULAR CALENDAR

8. (BADINER)
TRANSBAY AREA PLAN: Information hearing and Commission comments on conceptual preferred land use alternative for the Transbay area.
9. 96.338C (BERKOWITZ)
240 LELAND AVENUE, Lot 12 in Assessor's Block 6246, north side between Delta and Rutland Streets - Request for Conditional Use Authorization to establish a child care facility providing less than 24-hour care for 13 or more children (per Section 209.3(f) of the Planning Code) in an RH-2 (House, Two-Family) District.
10. 96.381C (ZWIERZYCKI)
350 DIVISADERO STREET, Assessor's Block 1217, Lot 27, near the southeastern corner of Oak Street - Request for Conditional Use authorization to allow expansion of an existing paint store (dba Kelly Moore Co.) resulting in a single commercial tenant which occupies floor area in excess of 4,000 sq. ft. (under Planning Section 121.2 of the Planning Code), in an NC-2 Neighborhood Commercial (Small Scale) Zoning District, and a 40-X Height and Bulk District.
11. 96.390D (PASSMORE)
2652 POLK STREET, east side between Lombard and Greenwich Streets; Lot 020 in Assessor's Block 0501 - Request for Discretionary Review of Building Permit Application No. 9602793 for demolition of a two-car garage, construction of a three-story over garage three-family dwelling and interior alteration of the rear portion of the corner building to accommodate the off-street parking spaces that will be displaced by the demolition of the existing garage structure.
12. 95.521C (MONTANA)
1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roof line/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code. The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which

measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking.
(Without hearing, continued from the Regular Meeting of July 18, 1996)
(Continued from Regular Meeting of August 15, 1996)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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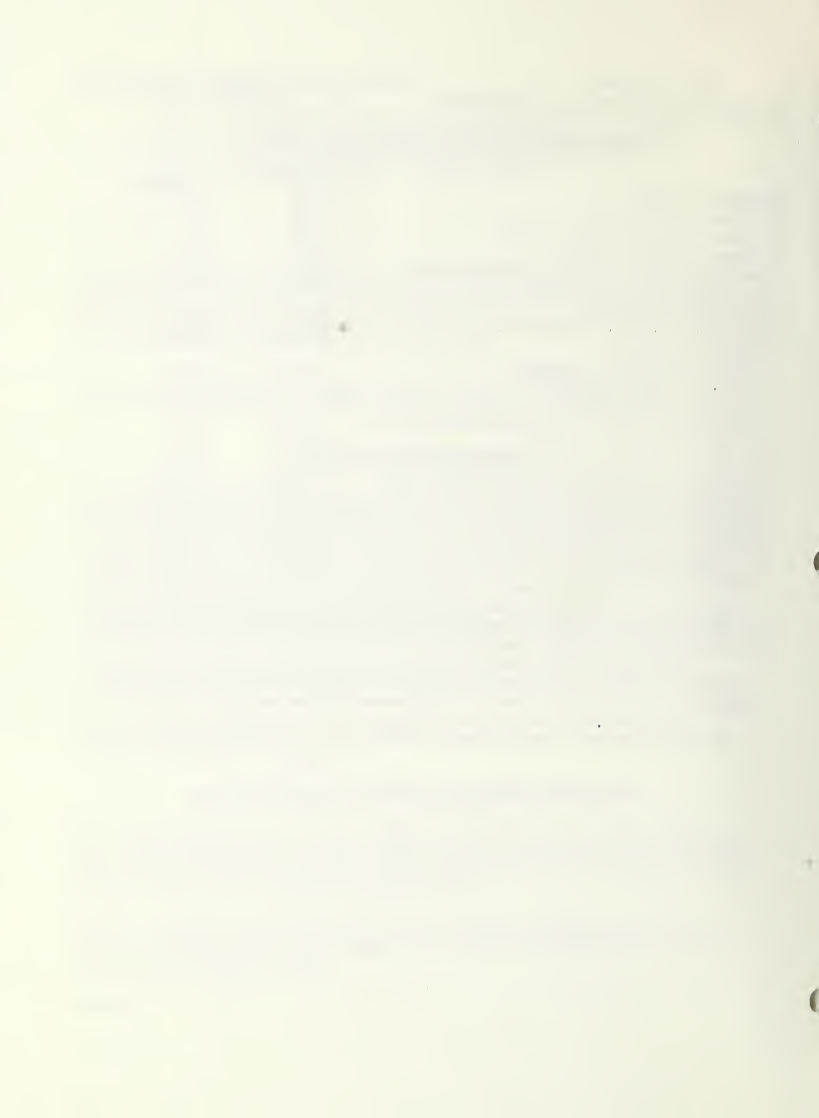
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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
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Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transportation Element	5/1/95	12.00

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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

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NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
AUGUST 29, 1996

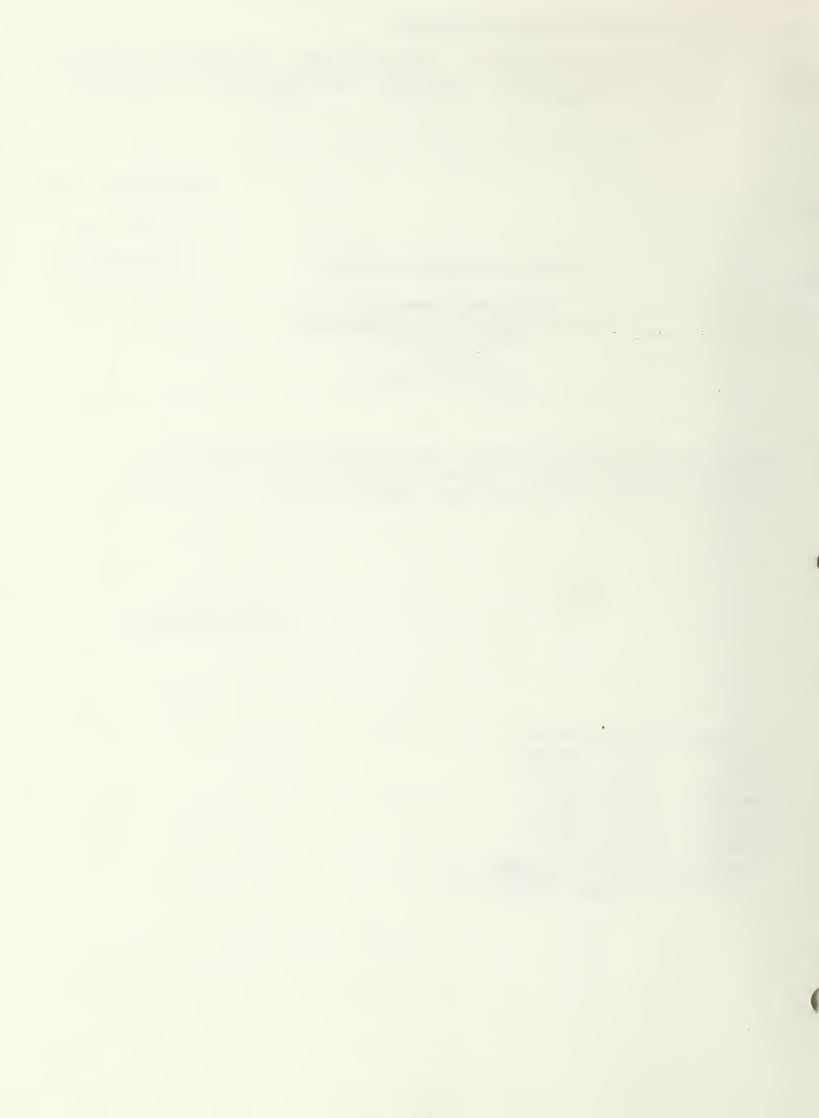
NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, August 29, 1996, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, September 5, 1996.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	CYNTHIA J. JOE
COMMISSIONER	ESTHER Y. MARKS
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS

AMIT GHOSH, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/record/correspondence files, submit an original and 10 copies.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 5, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.191X (NIXON)
132-140 GEARY STREET, north side between Stockton Street and Grant Avenue:
Request for Determinations of Compliance and Exception to the 80-130F Height and Bulk Limit under Section 309 of the Planning Code as part of a project which includes significant alteration of the existing building and to enlarge an existing rooftop structure within the C-3-R (Downtown Commercial, Retail) District and the Kearny-Market-Mason-Sutter Conservation District, the 80-130F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
(Proposed for continuance to September 12, 1996)
2. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception to

off-street freight loading requirements under Section 309 of the Planning Code as a part of a project which includes significant alteration of two existing buildings and construction of a third building on the site. The project site is in a C-3-0 (Downtown Office) District and a 75-X/350S Height and Bulk District and the Front-California Conservation District.

(Continued from Regular Meeting of August 15, 1996)

(Proposed for Continuance to September 19, 1996)

3. 96.008C (MONTAÑA)
6-8 LOCKSLEY AVENUE AT 6TH AVENUE; LOT 3 IN ASSESSOR'S BLOCK 2636

- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(I) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep.

(Continued from Regular Meeting of July 11, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed public hearing and continued the matter to August 15, 1996 by a vote of +5 -0. Commissioner Lowenberg was excused.

(Proposed for Continuance to September 26, 1996)

4. 96.276C (NIXON)
639 CLEMENT STREET, south side between Seventh and Eighth Avenues, Lot 40 in Assessor's Block 1439: Request for a Conditional Use Authorization to allow 24 hour food service (required by Planning Code Section 716.27).for an existing restaurant located within the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.

(Proposed for Indefinite Continuance)

5. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

(Continued without hearing from the Regular Meeting of August 15, 1996)

(Proposed for Continuance to September 12, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items,

your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption--draft minutes of August 15 & August 22, 1996.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONS -- PUBLIC HEARING CLOSED

9. 96.381C (ZWIERZYCKI)
350 DIVISADERO STREET, Assessor's Block 1217, Lot 27, near the southeastern corner of Oak Street - Request for Conditional Use authorization to allow expansion of an existing paint store (dba Kelly Moore Co.) resulting in a single commercial tenant which occupies floor area in excess of 4,000 sq. ft. (under Planning Section 121.2 of the Planning Code), in an NC-2 Neighborhood Commercial (Small Scale) Zoning District, and a 40-X Height and Bulk District.
NOTE: On August 22, 1996, following public testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +7 -0.

F. REGULAR CALENDAR

10. (BASH)
Public hearing to consider authorizing the Director of Planning to enter into a contract with Lane Kendig, Inc., for an amount not to exceed \$28,000 to computerize the San Francisco Planning Code, improving access to text and tables and creating electronic linkages to related information throughout the Code.
11. (PASSMORE)
SOUTH OF MARKET GARBAGE ENCLOSURES -- Consideration of possible code amendments in response to concerns expressed by neighborhood residents about noise and litter caused by current garbage storage practices.

12. (MONTAÑA)
WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING ZONING TEXT AMENDMENTS (MORATORIUM). The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to initiate interim zoning text amendments to limit the approval of installation of wireless telecommunications services (WTS) facilities on certain locations in certain Residential (RH-1, RH-1(D), RH-2, RH-3 RM-1, RM-2 and RM-3) Districts and in certain small scale mixed Residential/Commercial (RC-1 and RC-2) Districts. The Planning Commission held a public hearing on such a proposal on August 15, 1996 and decided to remove the references to the RC-1 and RC-2 Districts because they do not exist (they are not mapped on any land in the City). The Commission approved the amended Resolution No.14183 but did not have before them an ordinance approved by the City Attorney reflecting the change. The City Attorney has prepared and approved such an ordinance and the Commission will now hold a public hearing to receive comments on the amended ordinance. The Commission would rescind Resolution 14183 and by a new resolution will initiate the new ordinance. The proposed interim zoning text amendment would remain in effect up to 18 months or until such time as a Telecommunications Facilities Plan amendment to the Community Facilities Element of the General Plan is adopted. For copies of the draft Planning Code text amendments (moratorium), please contact planner Susana Montaña at 558-6421.
13. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of August 1, 1996)
NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent. Since 6/6/96, this item has been calendared and continued a number of times without further hearing. Commissioners who did not participate in the hearing on 6/6/96, have been provided with the case material and hearing tapes for review.
14. 96.405C (BERKOWITZ)
1401 NORIEGA STREET, southwest corner at 21st Avenue, Lot 2058 in Assessor's Block 1: Request for Conditional Use Authorization for the installation of a Walk-Up Automated Bank Teller Machines (ATM) (as defined by Section 790.140 of the Planning Code) without required setback for a proposed financial institution in an NC-2 (Small-Scale Neighborhood Commercial) District.
15. 96.406C (GORDON)
2111 MARKET STREET, south side near Church Street, Lot 01 in Assessor's Block 543: Request for a Conditional Use authorization to establish a Full-Service Restaurant (defined by Section 790.92 of the Planning Code) as required by

Planning Code Section 721.42, within the Upper Market Street Neighborhood Commercial Zoning District and a 80-B Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

16. 96.298D (PASSMORE)
66 FOUNTAIN STREET, Lot 11 in Assessor's Block No. 6501 - Request for Discretionary Review of Building Permit Application No. 9601886 proposing construction of two single family dwellings on the lot. The buildings will be three stories high and will have a six foot separation between them.
(Continued without hearing from the Regular Meeting of July 25, 1996)

Adjournment

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090596

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<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
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Changes in the Housing Inventory	5/1/96	3.00
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Hunters Point Shipyard <u>Area Plan -</u>	2/1/96	7.00
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Residential Design Guidelines		0.00
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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
SEPTEMBER 12, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

SEP 09 1996

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PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

- 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of August 15, 1996)
(Proposed for Continuance to October 3, 1996)

2. 92.202E/
94.060E

(MALTZER)

ALTERNATIVE TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND TERMINAL SEPARATOR STRUCTURE. Certification of Final Environmental Impact Report. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake.

(Proposed for Continuance to September 19, 1996)

3-5 MID-EMBARCADERO/TERMINAL SEPARATOR STRUCTURE REPLACEMENT PROJECT.

In January 1996, the San Francisco Board of Supervisors selected a plan for the Mid-Embarcadero/Terminal Separator Structure Replacement Project as the preferred alternative to replace the demolished Embarcadero Freeway and downtown ramp structures. The preferred alternative is the project.

The selected plan consists of: 1) constructing a surface roadway along the Mid-Embarcadero between Folsom Street and Broadway; 2) extending the historic streetcar line (F-line) north to Fisherman's Wharf, constructing a new light rail line south along the Embarcadero, and linking the two lines; 3) making a number of changes to surface streets to improve traffic flow to and through the downtown districts; and 4) rebuilding the I-80 Freeway off-ramps at Fourth and Fremont Streets. The project would create over one acre (43,720 square feet) of net open space, and would facilitate construction of Rincon Point Park, but would reduce Justin Herman Plaza by approximately 1,640 square feet. The project may include construction of an underground parking garage on Assessor's Block 202 to replace existing parking.

The Planning Commission will consider the following 3 items:

3. 96.315M (LIEBERMANN/SHOTLAND)
THE MID-EMBARCADERO REPLACEMENT PROJECT AND THE TERMINAL SEPARATOR STRUCTURE PROJECT - GENERAL PLAN AMENDMENT. In order to approve the project, the City must amend the General Plan so that the project is in conformity with the General Plan.
(Proposed for Continuance to September 19, 1996)
4. 96.315R (LIEBERMANN/SHOTLAND)
MID-EMBARCADERO REPLACEMENT PROJECT AND THE TERMINAL SEPARATOR STRUCTURE. This is a General Plan Referral on the Mid-

Embarcadero Replacement Project and the Terminal Separator Structure Project.

(Proposed for Continuance to September 19, 1996)

5. (LIEBERMANN)

PRESENTATION OF URBAN DESIGN CONCEPT FOR THE MID-EMBARCADERO ROADWAY AND OPEN SPACE. The Commission will consider a resolution endorsing the concept.

(Proposed for Continuance to September 19, 1996)

6. 96.299D (PASSMORE)

2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwc!!ing.

(Proposed for Continuance to September 19, 1996)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (BASH)

2:00 P.M.

E. REGULAR CALENDAR

9. (SCOTT/HERRERA)

HOUSING WORKSHOP ON RESIDENCE ELEMENT IMPLEMENTATION FOR FY 1996-1997. Housing experts and non-profit housing providers have been invited to provide information on the City's affordable housing delivery system and City housing policy issues. The workshop is intended to assist the Planning Commission

in setting priorities for on-going housing work of the Department in the current fiscal year.

4:00 P.M.

10. (CHION)
COMMERCE AND INDUSTRY INVENTORY REPORT, On August 15, 1996 the Commission heard a staff presentation on population, labor force, employment, unemployment, establishments, revenues, and building data for San Francisco and Commerce and Industry Issue Paper No. 1 - An Overview of the San Francisco Economy -- a descriptive and analytical paper providing an overview snapshot of the San Francisco economy as well as some of the important linkages and trends in the economy in the city and the region. Today, the Commission will hear public comment on these reports and related issues.
- 11-12. 132-140 GEARY STREET, north side between Stockton Street and Grant Avenue significant alteration of the existing building and enlargement of an existing rooftop structure within the C-3-R (Downtown Commercial, Retail) District and the Kearny-Market-Mason-Sutter Conservation District, the 80-130F Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District.
11. 96.191K (AHMADI)
132-140 GEARY STREET, Determination of the significance of the shadow impact of the proposed penthouse addition on the 132-140 Geary Street Building on Union Square under Section 295 of the Planning Code.
12. 96.191X (NIXON)
132-140 GEARY STREET, Request for Determinations of Compliance and Exception to the 80-130F Height and Bulk Limit under Section 309 of the Planning Code and determination of the impact of a newly created shadow on Union Square Park.
13. 94.322C (NIXON)
1050 KIRKHAM STREET; Lot 7 in Assessor's Block 1839; northeast corner of 15th Avenue and Kirkham Street. To consider revocation of Conditional Use Authorization which allowed the creation of a child care facility. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion 13750 approved August 25, 1994. The property is within an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District. (Continued from Regular Meeting of August 8, 1996)
14. 96.155E (POSTERNAK)
3060 FILLMORE AND 2169 FILBERT STREET, southeast corner of Fillmore and Filbert Streets, on Lots 27 and 28 of Assessor's Block 533. To consider appeal of Preliminary Negative Declaration on proposed conversion of automobile parking and detailing garage to a retail natural foods grocery of about 11,950 square feet. Just under 5,000 square feet would be retail space; about 860 square feet would be

office space; and about 6,090 square feet would consist of food storage, preparation, and display areas; bathrooms; and a loading dock. No off-street parking would be provided. Validated parking would be provided at the Lombard Garage on Moulton Street.

(Continued from Regular Meeting of August 15, 1996)

15. 96.214CV (IONIN)
1525-35 FOLSOM STREET, east side between Norfolk and 11th Streets; Lots 53 and 54 in Assessor's Block 3521 - Request for a Conditional Use Authorization to allow an existing nonconforming nighttime entertainment use (dba the "Holy Cow") to be intensified and expanded to an upper floor and adjacent lot within the South of Market SLR (Service/Light Industrial/Residential Mixed Use) District/60-x Height and Bulk District.
(Continued from Regular Meeting of August 15, 1996)

SPECIAL DISCRETIONARY REVIEW HEARING

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16. 96.393D PUBLIC HEARING CLOSED (BASH)
101 MANGELS AVENUE, south side between Baden and Congo Streets, Lot 001 in Assessor's Block No. 6765 - Request for Discretionary Review of Building Permit Application No. 9520211 for construction of a new three-story single-family dwelling.
(Continued from Regular Meeting of August 15, 1996)

Adjournment

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091296

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
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Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00

Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transportation Element	5/1/95	12.00

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 19, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

SEP 16 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.419C (GORDON)
460 CASTRO STREET, west side between Market and 18th Streets, Lot 009 in Assessor's Block 2647 - Request for a Conditional Use Authorization to convert an existing nonconforming Full-Service Restaurant to a Small Self-Service Restaurant (defined by Section 790.91 of the Planning Code) as required by Planning Code Section 186.1(c)(3)(A) within the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
(Proposed for Continuance to October 10, 1996)
2. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building

following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office) District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.

(Proposed for Continuance to October 24, 1996)

3. 96.345C (COLEMAN)
1970 PAGE STREET, Lot 10 in Assessor's Block 1227 - northside between Shrader and Stanyan Streets - Request for Conditional Use authorization to expand an existing conditionally permitted Community Facility (as defined by Section 209.4(a) of the Planning Code) within an RM-2 (Residential Mixed) and 40-X districts, by adding a new elevator, multi-purpose room and enclosing a second floor deck area.
(Proposed for Continuance to September 26, 1996)
4. 96.015C (MONTAÑA)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.
(Proposed for Continuance from Regular Meeting of October 17, 1996)
5. (PASSMORE)
SOUTH OF MARKET GARBAGE ENCLOSURES -- Consideration of possible code amendments in response to concerns expressed by neighborhood residents about noise and litter caused by current garbage storage practices.
(Proposed for Continuance to September 26, 1996)
6. 96.193D PUBLIC HEARING CLOSED (PASSMORE)
213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.
(Continued from Regular Meeting of August 15, 1996)
NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of

next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.

NOTE: Revised plans/proposals have not been received by Department staff at the time of completion and distribution of this calendar.
(Proposed for Continuance to October 17, 1996)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

7. (KESSLER)
Approving Rules and Regulations for Department Revolving Fund.

8. DIRECTOR'S ANNOUNCEMENTS

9. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

10. 92.202E/
94.060E (MALTZER)
ALTERNATIVES TO REPLACEMENT OF THE EMBARCADERO FREEWAY AND TERMINAL SEPARATOR STRUCTURE. Certification of Final Environmental Impact Report. The proposed project would construct a surface roadway along the Embarcadero between Folsom Street and Broadway. Some alternatives currently considered would also construct ramp connections to and from the Bay Bridge and the I-80/SR 101 Freeway, or modify existing ramp connections. The roadway and ramp system, along with a package of operational and surface street changes would replace the elevated Embarcadero Freeway and the ramps known as the Terminal Separator Structure, both of which were demolished after the 1989 Loma Prieta Earthquake.
(Continued from Regular Meeting of September 12, 1996)

11-13 MID-EMBARCADERO/TERMINAL SEPARATOR STRUCTURE REPLACEMENT PROJECT.

In January 1996, the San Francisco Board of Supervisors selected a plan for the Mid-Embarcadero/Terminal Separator Structure Replacement Project as the preferred alternative to replace the demolished Embarcadero Freeway and downtown ramp structures. The preferred alternative is the project.

The selected plan consists of: 1) constructing a surface roadway along the Mid-Embarcadero between Folsom Street and Broadway; 2) extending the historic streetcar line (F-line) north to Fisherman's Wharf, constructing a new light rail line south along the Embarcadero, and linking the two lines; 3) making a number of changes to surface streets to improve traffic flow to and through the downtown districts; and 4) rebuilding the I-80 Freeway off-ramps at Fourth and Fremont Streets. The project would create over one acre (43,720 square feet) of net open space, and would facilitate construction of Rincon Point Park, but would reduce Justin Herman Plaza by approximately 1,640 square feet. The project may include construction of an underground parking garage on Assessor's Block 202 to replace existing parking.

The Planning Commission will consider the following 3 items:

11. 96.315M (LIEBERMANN/SHOTLAND)
MID-EMBARCADERO REPLACEMENT PROJECT AND TERMINAL
SEPARATOR STRUCTURE REPLACEMENT PROJECT - GENERAL PLAN
AMENDMENT. In order to approve the project, the City must amend the
General Plan so that the project is in conformity with the General Plan.
(Continued from Regular Meeting of September 12, 1996)
12. 96.315R (LIEBERMANN/SHOTLAND)
MID-EMBARCADERO REPLACEMENT PROJECT AND TERMINAL
SEPARATOR STRUCTURE REPLACEMENT PROJECT. This is a General
Plan Referral on the Mid-Embarcadero Replacement Project and the Terminal
Separator Structure Project.
(Continued from Regular Meeting of September 12, 1996)
13. (LIEBERMANN)
PRESENTATION OF URBAN DESIGN CONCEPT FOR THE MID-
EMBARCADERO ROADWAY AND OPEN SPACE. The Commission will
consider a resolution endorsing the concept.
(Continued from Regular Meeting of September 12, 1996)

3:30 P.M.

14. 96.420C (BERKOWITZ)
1521 STOCKTON STREET, west side between Columbus Avenue and Union
Street, Lot 3 in Assessor's Block 117 - Request for Conditional Use authorization to
allow musical entertainment defined by Planning Code Section 790.38 as other

Entertainment in an existing restaurant in the North Beach Neighborhood Commercial District.

15. 95.233L (MARSH)
UNION SQUARE, block bounded by Post Street to the north, Geary Street to the south, Powell Street to the west and Stockton Street to the east. Being all of Lot 1 in Assessor's Block 308. Acting on the advise of the Landmarks Preservation Advisory Board to initiate a Landmark pursuant to Section 1004 of the Planning Code. The subject property is within a P (Public)/OS (Open Space District and is designated Open Space as delineated within the Recreation and Open Space Element of the Master Plan. (Item continued for a period of up to one year from the Regular Meeting of September 21, 1995)
16. 94.285CV (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
(Continued from Regular Meeting of August 8, 1996)
17. 96.406C (GORDON)
2111 MARKET STREET, south side near Church Street, Lot 1 in Assessor's Block 3543: Request for a Conditional Use authorization to establish a Full-Service Restaurant (defined by Section 790.92 of the Planning Code) as required by Planning Code Section 721.42, within the Upper Market Street Neighborhood Commercial Zoning District and a 80-B Height and Bulk District.
(Continued from Regular Meeting of September 12, 1996)

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18. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.
(Continued from Regular Meeting of September 12, 1996)

19. 96.429D (PASSMORE/BANALES)
118 PRENTISS STREET, west side between Powhattan and Eugenia Avenues, Lot 004 in Assessor's Block 5653 - Request for Discretionary Review of Building Permit Application No. 9607938 proposing new construction of a three-story, single-family dwelling on a vacant lot.

Adjournment

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091996

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Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizens' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

THURSDAY

SEPTEMBER 26, 1996

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

SEP 23 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.282E (D.WONG)
1530 FELL STREET & 1631 HAYES STREET, HAMILTON FAMILY CENTER
TRANSITIONAL HOUSING: North side of Fell Street, south side of Hayes Street, between Lyon Street and Central Avenue, Lot 11 in Assessor's Block 1207. Appeal of Preliminary Negative Declaration. Proposed new construction of a facility containing 9 apartments, 16 sleeping rooms; child care, cooking, dining, recreation and office space to serve as transitional housing for homeless families, within two four-story buildings connected by an open courtyard. The project would encompass a total of 26,960 square feet of building area, on a 13,750 square foot lot that is currently vacant. The zoning of the property is RH-3 (Residential, Three-Family) with a height limit of 40 feet.
(Proposed for Continuance to October 17, 1996)

2. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.
(Continued from Regular Meeting of September 19, 1996)
(Proposed for Continuance to September 19, 1996)

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D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS
4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

5. (PASSMORE)
SOUTH OF MARKET GARBAGE ENCLOSURES -- Consideration of possible code amendments in response to concerns expressed by neighborhood residents about noise and litter caused by current garbage storage practices.
(Continued from the Regular Meeting of September 19, 1996)
6. 96.345C (COLEMAN)
1970 PAGE STREET, Lot 10 in Assessor's Block 1227, north side between Shrader and Stanyan Streets - Request for Conditional Use authorization to expand an existing conditionally permitted Community Facility (as defined by Section 209.4(a) of the Planning Code) within an RM-2 (Residential Mixed) and 40-X districts, by adding a new elevator, multi-purpose room and enclosing a second floor deck area.
(Continued from Regular Meeting of September 19, 1996)

7. 96.430C (ZWIERZYCKI)
1450 PHELPS STREET, Assessor's Block 5320, Lot 34, west side between Palou and Oakdale Avenues - Request for Conditional Use authorization to expand an existing 6 bed Residential Care Facility to an 8-bed facility (under Section 209.3(c) of the Planning Code) within an RH-2 (House-Two Family) District.

8. (MONTAÑA)
WIRELESS TELECOMMUNICATIONS SERVICES FACILITIES SITING ZONING TEXT AMENDMENTS (MORATORIUM). The Board of Supervisors, by Resolution 635-96, urged the Planning Commission to initiate interim zoning text amendments to limit the approval of installation of wireless telecommunications services (WTS) facilities on certain locations in certain Residential (RH-1, RH-1(D), RH-2, RH-3 RM-1, RM-2 and RM-3) Districts and in certain small scale mixed Residential/Commercial (RC-1 and RC-2) Districts. The Planning Commission held a public hearing on such a proposal on August 15, 1996 and decided to remove the references to the RC-1 and RC-2 Districts because they do not exist (they are not mapped on any land in the City). The Commission approved the amended Resolution No.14183 but did not have before them an ordinance approved by the City Attorney reflecting the change. The City Attorney has prepared and approved such an ordinance and the Commission will now hold a public hearing to receive comments on the amended ordinance. The Commission would rescind Resolution 14183 and by a new resolution will initiate the new ordinance. The proposed interim zoning text amendment would remain in effect up to 18 months or until such time as a Telecommunications Facilities Plan amendment to the Community Facilities Element of the General Plan is adopted. For copies of the draft Planning Code text amendments (moratorium), please contact planner Susana Montaña at 558-6421.

(Continued from Regular Meeting of September 5, 1996)

9. 96.008C (MONTAÑA)
6-8 LOCKSLEY AVENUE AT 6TH AVENUE; LOT 3 IN ASSESSOR'S BLOCK 2636 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas on the roof of the Sunset Towers apartment building along with two transceiver equipment facilities as part of a wireless communication network in an RM-4 (Residential-Mixed, High Density) District and a 40-X Height and Bulk District. The existing building, at 117 feet in height, is a non-complying structure because it exceeds the 40 foot height limit. Section 260(b)(2)(I) exempts telecommunications antennas from the height limit of a particular zoning district. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures five feet high by approximately six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver stations measures approximately 45 inches high by 52 inches wide by 28 inches deep.

(Continued from Regular Meeting of September 5, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed public hearing and continued the matter to August 15, 1996 by a vote of +5 -0. Commissioner Lowenberg was excused.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

10. 96.426D (PASSMORE)
615 LOS PALMOS DRIVE, south side between Hazelwood Avenue and Lulu Alley, Lot 043 in Assessor's Block 3054 - Request for Discretionary Review of Building Permit Application No. 9610391 proposing the construction of a new deck at the rear of the existing building.
11. 96.512D (PASSMORE)
885 BRYANT STREET, southeast corner of Bryant and Gilbert Streets, Lot 039 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9605878 proposing to install a coffee shop and wholesale establishment for coffee beans. This building is in an SLI (Service, Light Industrial) South of Market Zoning District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

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attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

092696

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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These and other Planning Department reports are also available for public reference in Public Libraries.



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

96
NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

OCTOBER 3, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

SEP 30 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. (LIEBERMANN)
URBAN DESIGN CONCEPT FOR THE MID-EMBARCADERO OPEN SPACE. The Commission will review and comment on the open space concept design and consider a resolution of endorsement.
(Continued from Regular Meeting of September 19, 1996)
(Proposed for continuance to October 10, 1996)
2. 96.246C (BILLOVITS)
1855 HAIGHT STREET, south side of the street between Stanyan and Shrader Streets, Lot 16 in Assessor's Block 1249 - Request for a Conditional Use Authorization to alter an existing building to establish a record store of approximately 24,000 gross square-feet in the Height Street Neighborhood

Commercial Zoning District (as required by Section 121.2 of the Planning Code) and a 40-X Height and Bulk District.

(Proposed for continuance to October 17, 1996)

3. 96.450C (GORDON)
1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 37 in Assessor's Block 0542 - Request for Conditional Use Authorization to amend City Planning Commission Conditional Use Authorization No.94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption -- draft minutes from 9/5/96, 9/12/96 and 9/19/96.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

7. Information reports only. No action to be taken by the Commission at this time.

- A. Report by the City Attorney's Office and the Department of Planning concerning recent Federal Communication Commission regulations adopted for the installation and operation of wireless telecommunication, radio, and television transmission facilities.

- B. Report by the Zoning Administrator concerning prior conditional use authorization and related action by the Planning Commission concerning the Mount Sutro Television Tower, and rulings of the Zoning Administrator concerning permit review procedures for the proposed addition of advanced television antenna on the Tower.
8. (PASSMORE)
Review of Permit Processing and Violation abatement coordination activities between the Department of Planning and the Department of Building Inspection.
9. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of September 5, 1996)
NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent. Since 6/6/96, this item has been calendared and continued a number of times without further hearing.
10. 96.451C (ZWIERZYCKI)
412 PRESIDIO AVENUE, (within a building also addressed 3275 & 3277 Sacramento Street), Assessor's Block 1022, Lot 018, east side between Sacramento and California Streets - Request for Conditional Use authorization to establish a business or professional service activity (as defined by Section 790.108) on the ground floor of a two story building in the Sacramento Street Neighborhood Commercial District.
11. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 12, 1996)
12. 95.521C (MONTANA)
1580 VALENCIA STREET, west side of Valencia Street between Duncan and Cesar Chavez Streets; Lot 1 in Assessor's Block 6575 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas along the roofline/parapet of an existing 105 feet tall building and installation of a transceiver equipment facility on the ground between the office

building and parking garage in an RH-2 (Residential-House, Two Family) District and a 105-E Height and Bulk District. The property is being used as a medical office building associated with the adjacent St. Luke's Hospital which is a conditional use in an RH-2 District, pursuant to Section 209.3(a) of the Planning Code. The antennas and base transceiver stations are part of a wireless cellular telephone transmission network operated by GTE Mobilnet. The top of the building (parapet) measures 105 feet from the sidewalk and the top of the antennas would be approximately 102 feet above the sidewalk. The base transceiver stations, which measures 10 feet high by 10 feet wide by 20 feet long, would be constructed on the ground of the subject property and would not remove any off-street parking. (Without hearing, continued from the Regular Meeting of July 18, 1996)
(Continued from Regular Meeting of August 22, 1996)

13. 96.382C (MONTAÑA)
1300 - 26TH AVENUE, southeast corner at Irving Street; Lot 44 in Assessor's block 1780 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine antennas on the roof of the building along with a base transceiver unit equipment room (BTU) to be installed on the ground floor within the building as part of a wireless cellular telephone communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building, a six story building approximately 72 feet in height, exceeds the 40 foot height limit. The property is being used as ground floor commercial (a meat market), storage and parking, with five levels of residential space containing 28 apartments above. The antennas and base transceiver station were installed in 1995 with a permit and are now operating as part of a wireless transmission network operated by GTE Mobilnet. Subsequent to the installation of the facility, the Project Sponsor was required by the City to request conditional use authorization by the Planning Commission to continue to operate the equipment. Each antenna measures four feet high by approximately 18 inches wide and would be attached to the rooftop penthouse located approximately 72 feet above sidewalk grade. Section 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit although it does not exempt the BTU which, measuring approximately 15 feet by 20 feet, will be installed within the building at the ground floor.
(Continued from Regular Meeting of August 22, 1996)

SPECIAL DISCRETIONARY REVIEW HEARING

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14. 96.288D (PASSMORE)
240 HYDE STREET, east between Bay and Francisco Streets, Lot 025 in Assessor's Block No. 0049 - Request for Discretionary Review of Building Permit Application No. 9603728 for a proposal to legalize the construction of a roof deck over an 11.5 feet deep by 15 feet wide, one story rear addition. The deck has a 42 inch height guard rail around it in conjunction with planter boxes at the edge of the roof deck.
15. 96.473D (PASSMORE)
2550 FILBERT STREET, north side between Divisadero and Scott Streets, Lot 010 in Assessor's Block 0944 - Request for Discretionary Review of Building Permit Application No. 9613372 for the installation of a new chimney flue and a metal and glass skylight on the roof of the subject three-story, single-family dwelling.

Adjournment

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100396

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

OCTOBER 10, 1996

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT 07 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

- 1a. 96.377C (BANALES)
1340 CLAY STREET, north side between Priest and Reed Streets; Lot 49 in Assessor's Block 215 - Request for Conditional Use authorization for the expansion of the penthouse level of a residential building exceeding forty feet in height in an RM-3 (Residential-Mixed, Medium Density) and 65-A Height and Bulk District. The project also includes a variance request to allow expansion of the penthouse level into the required rear yard.
(Proposed for continuance to October 17, 1996)
- 1b. 96.377V (BANALES)
1340 CLAY STREET, Section 134(a)(1) of the Planning Code requires a minimum rear yard depth for the subject property of 24.375 feet for the northeastern portion of

the property. The proposed addition at the northeastern facade would extend to within 16 feet of the rear property line.

(Proposed for continuance to October 17, 1996)

2. 96.319C (ANDRADE)
2548 CALIFORNIA STREET, Lot 94 in Assessor's Block 634; north side between Pierce and Steiner Streets in the Fillmore Street Neighborhood Commercial District - Request for Conditional Use Authorization to establish a ground-floor, retail use exceeding 2500 square feet within a new mixed use building in the Upper Fillmore Neighborhood Commercial District/40-X Height and Bulk District. The project would replace an existing, two family building with a building (fronting on California Street) containing a residence over a retail use, and a rear building containing a dwelling unit over garage.
(Proposed for continuance to December 5, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft Minutes of September 26, 1996.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. REGULAR CALENDAR

6. 96.512D (PASSMORE)
885 BRYANT STREET, southeast corner of Bryant and Gilbert Streets, Lot 039 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9605878 proposing to install a coffee shop and wholesale

establishment for coffee beans. This building is in an SLI (Service, Light Industrial) South of Market Zoning District.

(Continued from the Regular Meeting of September 26, 1996)

NOTE: On September 26, 1996, following testimony, the Commission closed public hearing and continued this matter to 10/10 by a vote of +6 -0.

Commissioner Lowenberg was absent. The Commission instructed that the absent Commissioner review the hearing tape and case material prior to final action.

7. (BADINER)

TRANSBAY CONCEPT PLAN, - PROPOSED ENDORSEMENT OF PRELIMINARY PLAN, Informational Hearing and City Planning Commission comment on the Transbay Concept Plan. Commission consideration of a resolution finding the Transbay Preliminary Redevelopment Plan in general conformity with the General Plan, setting the boundaries of the Transbay Redevelopment Project Area, and forwarding the Preliminary Plan to the San Francisco Redevelopment Agency.

8. (LIEBERMANN)

URBAN DESIGN CONCEPT FOR THE MID-EMBARCADERO OPEN SPACE. The Commission will review and comment on the open space concept design and consider a resolution of endorsement.

(Continued from Regular Meeting of October 3, 1996)

3:00 P.M.

9. 96.040C (BERKOWITZ)

2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.

(Continued from Regular Meeting of September 5, 1996)

NOTE: On June 6, 1996, following testimony, the Commission closed public hearing and continued the matter to 7/11/96 by a vote of +6 -0. Commissioner Mills absent. Since 6/6/96, this item has been calendared and continued a number of times without further hearing.

10. 96.459C (BERKOWITZ)

2504-8 SACRAMENTO STREET, (aka 2201 Fillmore Street), Assessor's Block 630, Lot 9, northwest corner at Fillmore Street - Request for Conditional Use authorization to amend a previous authorization (83.621V, Motion No.9941) to allow for establishment of a restaurant at the basement and street levels. The previous authorization in 1984 limited occupancy of a restaurant to the basement level with the street level occupied by a bar. The project site contains a one story over basement building within the Upper Fillmore (NCD).

11. 96.419C (GORDON)
460 CASTRO STREET, west side between Market and 18th Streets, Lot 9 in Assessor's Block 2647 - Request for a Conditional Use Authorization to convert an existing nonconforming Full-Service Restaurant to a Small Self-Service Restaurant (defined by Section 790.91 of the Planning Code) as required by Planning Code Section 186.1(c)(3)(A) within the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 26, 1996)
12. 95.472C (GREEN)
3201 CALIFORNIA STREET, Lot 01 in Assessor's Block 132 - Request for Conditional Use Authorization to construct a two story (over basement level parking) commercial building (approximately 24,000 gross sq. ft.) exceeding the use size limits (Section 711.21) designed for occupancy on two floors by the S.F. Firemen Credit Union (defined by Section 790.110 as a Financial Service) on a lot larger in size than 10,000 sq. ft. (Section 711.11) within an NC-2 (Small Scale) Neighborhood Commercial District/40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

13. 96.298D (PASSMORE)
66 FOUNTAIN STREET, Lot 11 in Assessor's Block No. 6501 - Request for Discretionary Review of Building Permit Application No. 9601886 proposing construction of two single family dwellings on the lot. The buildings will be three stories high and will have a six foot separation between them.
(Continued from the Regular Meeting of September 5, 1996)
NOTE: On 9/5/96, following testimony, the Commission continued the matter to 10/10/96 instructing the project sponsor to work with Department staff on the project design. The vote was +6 -0, with Commissioner Martin absent.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases and Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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101096

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH</u>	
	<u>DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper: #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		

Hunters Point Shipyard <u>Area Plan - Proposal for Citizen's Review</u>	2/1/96	7.00
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE

SAN FRANCISCO
PLANNING COMMISSION

THURSDAY

OCTOBER 17, 1996

ROOM 430, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

12:00 P.M.

DOCUMENTS DEPT.

OCT 15 1996

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PUBLIC LIBRARY

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to discuss the selection of Director of Planning.

Adjournment

961017

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 17, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.193D PUBLIC HEARING CLOSED (PASSMORE)

213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit Application No. 9517734 proposing construction of a four story, three unit, residential building.

(Continued from Regular Meeting of September 19, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of

next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.
(Proposed for continuance to November 7, 1996)

2. 96.015C (MONTAÑA/PEPPER)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(l) of the Planning Code exempts antennas from the 40 foot height limit.
(Continued from Regular Meeting of September 19, 1996)
(Proposed for continuance to November 21, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft Minutes of October 3, 1996.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

6. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of October 10, 1996)
NOTE: On October 10, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Chinchilla absent.

F. REGULAR CALENDAR

7. 96.418C (COLEMAN)
291 10TH STREET, Lot 16 in Assessor's Block 3518, east side between Howard and Folsom Streets: Request for Conditional Use authorization to permit establishment of a residential care facility for up to 100 persons in an SLR (Service/Light-Industrial/Residential) Mixed Use District with a 50-X Height and Bulk Designation.
8. 96.410EMT (HORTON/GREEN)
ALONG THE EMBARCADERO, KING STREET FROM THE EMBARCADERO TO 3RD STREET, AND ON JEFFERSON AND BEALE STREETS -- Consideration of a request to initiate proposed amendments to the Northeastern Waterfront Plan of the General Plan, and Planning Code Section 603 (J) to allow general advertising signs in San Francisco MUNI transit stations to be constructed as a part of the Waterfront projects.
9. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 12, 1996)
NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.

10. 96.282E (D.WONG)

1530 FELL STREET & 1631 HAYES STREET, HAMILTON FAMILY CENTER TRANSITIONAL HOUSING: North side of Fell Street, south side of Hayes Street, between Lyon Street and Central Avenue, Lot 11 in Assessor's Block 1207. **Appeal of Preliminary Negative Declaration.** Proposed new construction of a facility containing 9 apartments, 16 sleeping rooms, child care, cooking, dining, recreation and office space to serve as transitional housing for homeless families, within two four-story buildings connected by an open courtyard. The project would encompass a total of 26,960 square feet of building area, on a 13,750 square foot lot that is currently vacant. The zoning of the property is RH-3 (Residential, Three-Family) with a height limit of 40 feet.

(Continued from Regular Meeting of September 26, 1996)

11. 96.282C (FUNG)

1530 FELL STREET & 1631 HAYES STREET, a through lot with frontages on Fell and Hayes Streets; Lot 11 in Assessor's Block 1207: Request for a Conditional Use Authorization to allow group housing and nine dwelling units in an RH-3 (House, Three-Family) District and 40-X Height and Bulk District.

3:30 P.M.

12. 96.246C (BILLOVITS)

1855 HAIGHT STREET, south side of the street between Stanyan and Shrader Streets, Lot 16 in Assessor's Block 1249 - Request for a Conditional Use Authorization to alter an existing building to establish a record store of approximately 24,000 gross square-feet in the Haight Street Neighborhood Commercial Zoning District (as required by Section 121.2 of the Planning Code) and a 40-X Height and Bulk District.

(Continued from the Regular Meeting of October 3, 1996)

- 13a. 96.377C (BANALES)

1340 CLAY STREET, north side between Priest and Reed Streets; Lot 49 in Assessor's Block 215 - Request for Conditional Use authorization for the expansion of the penthouse level of a residential building exceeding forty feet in height in an RM-3 (Residential-Mixed, Medium Density) and 65-A Height and Bulk District. The project also includes a variance request to allow expansion of the penthouse level into the required rear yard.

(Continued from the Regular Meeting of October 10, 1996)

- 13b. 96.377V (BANALES)

1340 CLAY STREET, Section 134(a)(1) of the Planning Code requires a minimum rear yard depth for the subject property of 24.375 feet for the northeastern portion of the property. The proposed addition at the northeastern facade would extend to within 16 feet of the rear property line.

(Continued from the Regular Meeting of October 10, 1996)

14. 94.285CV (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
(Continued from Regular Meeting of September 19, 1996)
- 15a. 96.342CKV (GALLAGHER)
345 FOLSOM STREET, south side between Fremont and Beale Streets, east corner at Zeno Place, Lot 86 (formerly lot 17) in Assessor's Block 3747 - Request for Authorization of Conditional Use (as required by Sections 249.1, 253 and 157 of the Planning Code) to permit construction of a residential (with ground floor retail) building fifty feet in height and with ten parking spaces (where only three are required) in an RC-4 (High Density Residential-Commercial Combined) zoning district and the Rincon Hill Special Use District, Residential Subdistrict, and a 200-R height and bulk district.
- 15b. 96.342CKY (GALLAGHER)
345 FOLSOM STREET, south side between Fremont and Beale Streets, east corner at Zeno Place, Lot 86 (formerly lot 17) in Assessor's Block 3747 - Request for a variance (as required by Sections 249.1(b)1(A) and 249.1(b)1(D) of the Planning Code) to locate four of the proposed ten parking spaces within the required open area of the lot for the proposed project described above.
16. 96.542C (GORDON)
2075 and 2075A MARKET STREET, south side between 14th Street and Church Street, Lot 67 in Assessor's Block 3544: Request for Conditional Use authorization to expand a previously authorized small self service restaurant (as defined by Section 790.91 of the Code) and to convert the former restaurant activity to a FULL SERVICE RESTAURANT (as defined by Section 790.92) as required by Planning Code Sections 178(e)(2) and 721.42 within the Upper Market Street NCD/80-B Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

17. 96.512D (PASSMORE)
885 BRYANT STREET, southeast corner of Bryant and Gilbert Streets, Lot 039 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit

Application No. 9605878 proposing to install a coffee shop and wholesale establishment for coffee beans. This building is in an SLI (Service, Light Industrial) South of Market Zoning District.

(Continued from the Regular Meeting of October 10, 1996)

NOTE: On September 26, 1996, following testimony, the Commission closed public hearing and continued this matter to 10/10 by a vote of +6 -0.

Commissioner Lowenberg was absent. The Commission instructed that the absent Commissioner review the hearing tape and case material prior to final action.

18. 96.429D (PASSMORE/BANALES)
118 PRENTISS STREET, west side between Powhattan and Eugenia Avenues, Lot 004 in Assessor's Block 5653 - Request for Discretionary Review of Building Permit Application No. 9607938 proposing new construction of a three-story, single-family dwelling on a vacant lot.
NOTE: On 9/19/96, following testimony, the Commission closed public hearing and continued this matter to 10/17/96 with instruction to the project sponsor to re-design the project to fit within the Design Guidelines. The vote was +4 -0 with Commissioners Joe, Lowenberg, and Martin absent.
19. 96.472D (PASSMORE)
2366 BROADWAY STREET, north side between Steiner and Fillmore Streets, Lot 009 in Assessor's Block 0563 -- Request for Discretionary Review of Building Permit Application No. 9612868 to remove the rear 14-feet of the existing gable roof of the three-story-over-garage single-family dwelling in an RH-1 (House, One-Family) District and replace it with a roof deck enclosed by an existing 4-foot 6-inch high parapet wall with a new 2-foot 6-inch high glass-wind screen on top of the parapet wall.

Adjournment

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101796

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Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
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Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
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NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION

THURSDAY

OCTOBER 24, 1996

ROOM 430, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

12:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Appointment of Department Head: The Commission will meet to discuss the selection of Director of Planning.

Adjournment

102496

DOCUMENTS DEPT.

OCT 21 1996

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PUBLIC LIBRARY

NOTICE OF SPECIAL JOINT HEARING
SAN FRANCISCO
PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION
THURSDAY
OCTOBER 24, 1996
BOARD OF SUPERVISOR'S CHAMBER, ROOM 404
401 VAN NESS AVENUE
1:30 P.M.

ROLL CALL: Planning Commissioners: Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills.
Redevelopment Agency Commissioners: King, Kouba, Morales, Rosales, Singh, Sweet, and Yee

1. RESOLUTION FOR BARBARA SAHM (GHOSH)
Recognizing eighteen years of distinguished service for the City and County of San Francisco.
2. 94.670E (GLASNER)
PROPOSED SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT.
PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT -- The Plan Amendment would broaden the activities beyond those available under the existing redevelopment plan, and it would also expand the boundaries of the existing redevelopment area. The amendment proposal designates uses for 58 opportunity sites in the Project Area, bounded generally by Stevenson, Mission and Natoma Streets on the north, Harrison Street on the south, Fourth and Fifth Streets on the east and Seventh and Russ Streets on the west. The Draft EIR has been prepared jointly by the San Francisco Planning Department and the Redevelopment Agency; it analyzes potential environmental impacts of various developments and activities that could occur as a result of the proposed Plan Amendment. The purpose of this hearing is to take public comments on the accuracy and completeness of the Draft EIR's discussion of environmental issues. Following receipt of public comments, including any comments by Commissioners, the Planning and Redevelopment Commissions will be asked to close the public hearing on the Draft EIR.
NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5:00 PM, NOVEMBER 4, 1996.

PUBLIC COMMENT

At this time, members of the public may address the Commissions on items of interest to the public that are within the subject matter jurisdiction of the Joint Commissions. Each member of the public may address the Commission for up to three minutes.



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

MEMORANDUM

October 17, 1996

FOR CALENDAR OF: October 24, 1996

TO: San Francisco Planning Commission
San Francisco Redevelopment Commission

FROM: Alice Glasner, Office of Environmental Review
San Francisco Planning Department

RE: Case No. 94.670E
Draft Environmental Impact Report on South of Market
Redevelopment Plan Amendment

STAFF CONTACT: Alice Glasner, 558-6424

REVIEWED BY: Paul Maltzer

DOCUMENTS DEPT.

OCT 22 1996

SAN FRANCISCO
PUBLIC LIBRARY

ACTION RECOMMENDED: Receipt of Public Comment

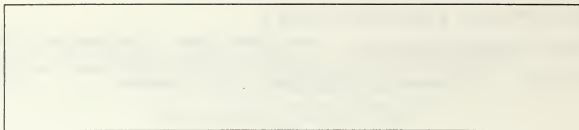
On October 24, 1996, the Planning and Redevelopment Commissions will hold a joint hearing to receive public testimony on the accuracy and completeness of the Draft EIR. No formal action is requested or required at this hearing, other than the receipt of comments on the Draft EIR from the public and the respective commissioners.

Since the release of the Draft EIR on September 20, 1996, Planning Department staff has received more specific information regarding the Bessie Carmichael School site, one of the changes in land use analyzed in the environmental document. This new information provides a better understanding of the proposed San Francisco School District/ San Francisco Recreation and Park Department project and clarification on the parcels that would be affected by the proposal.

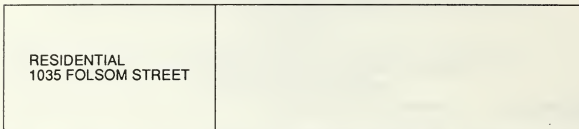
This new information will appear in the Project Description section of the Final EIR. Other sections of the Draft EIR will not change because the revised information does not affect the original assumptions regarding the project: that land uses in this portion of the project area were to be an elementary school and a park; that the location of the proposed park would be at the site of the existing Bessie Carmichael School, and that the new school would serve approximately 640 children.

A copy of the revised text and figure are attached here for your review, with changed text shown with strike out, and added text highlighted.

SIXTH



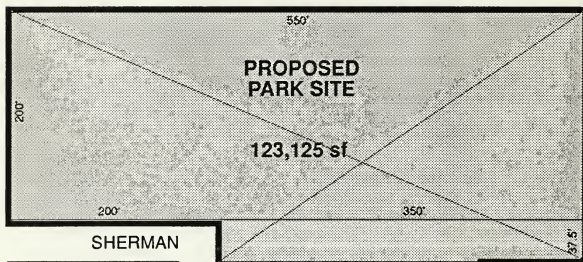
HARRIET



RESIDENTIAL
1035 FOLSOM STREET

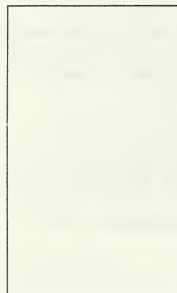
COLUMBIA SQUARE

FOLSOM

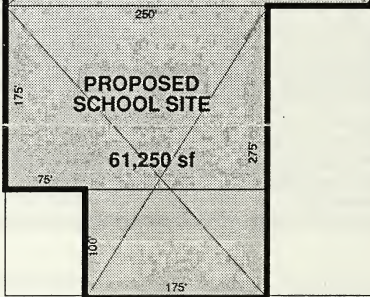


HARRISON

SHERMAN

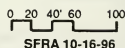


CLEVELAND



SEVENTH

PROPOSED SITE PLAN
BESSIE CARMICHAEL SCHOOL - PARK



SFRA 10-16-96

THE BESSIE CARMICHAEL SCHOOL SITE

The Bessie Carmichael School Site is located adjacent to the existing South of Market Earthquake Recovery Redevelopment Area, and would become part of the expanded redevelopment area, if the proposed project were approved. Elements of the site plan include a new school, multi-purpose auditorium and play area; soccer and softball fields; and basketball and tennis courts. The total area for the school plant would be 70,000 square feet. The size of the proposed public recreation area, which would also be used by the school, would be 153,800 square feet, for a total combined project area of 223,800 square feet. The Bessie Carmichael School Site (Assessor's Parcel 3754, lot 16) and other lots in the same Block are located adjacent to the existing South of Market Earthquake Recovery Redevelopment Area, and would become part of the expanded Redevelopment Area, if the proposed project were approved. The City of San Francisco and/or the San Francisco Unified School District propose to enter into an agreement which would result in acquiring parcels 62, 63, and 64 of this Block from a private party. After site acquisition, the School District would begin construction of a new Bessie Carmichael School on parcels 62, 63, 64. After completion of the new school, the existing school would be demolished and a park, under the jurisdiction of the San Francisco Recreation and Park Department, would be developed in its place on lot 16. The existing street, Sherman Street, would be vacated between Cleveland Street and Harrison Street, and would become part of the park. The resulting school site would be approximately 61,250 square feet, and the resulting new park would have an area of about 123,125 square feet. **Figure 5** shows the proposed location for the school and park.

The new school would have 23 classrooms, an increase of 5 over the existing 18 classrooms.

When fully occupied, the new school could accommodate approximately 640 students, an increase of 140 students over the current enrollment.^{4/} Proposed improvements on the school site are a joint project of the San Francisco Unified School District and the City's Recreation and Park Department, and are not known in detail because they depend on future funding. Because the site is within the proposed expanded Redevelopment Area, however, proposed improvements on the school site are analyzed qualitatively in the impact analysis of this document. **Figure 5** shows the proposed site plan for the school and park. Beyond the square footage indicated above, the details for development on the two sites (site plans) are not yet available. However, proposed land use changes to the properties are discussed and analyzed in general terms. The City's participation in land purchases, land exchanges, and changes in land use requires review by the Planning Department for consistency with the City's General Plan. These actions would also require approval by the Board of Supervisors.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
OCTOBER 24, 1996
WAR MEMORIAL BUILDING
BOARD OF SUPERVISOR'S CHAMBER, ROOM 404
401 VAN NESS AVENUE
3:00 P.M.**

DOCUMENTS DEPT.

OCT 21 1996

SAN FRANCISCO
PUBLIC LIBRARY

3:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.159X (NIXON)
256 FRONT STREET, east side at the corner of Sacramento Street, Lot 18 in Assessor's Block 236 - Request for Determinations of compliance and exception under Section 309 of the Planning Code for the construction of a two-story building following the demolition of two buildings. The project requires an exception from freight loading requirements. The site is in a C-3-0 (Downtown Commercial Office) District and a 75-X/350S Height and Bulk District. The project site is also located within the Front-California Conservation District.
(Continued from the Regular Meeting of September 19, 1996)
(Proposed for Indefinite Continuance)

2. 96.245CV (NIXON)
2673-77 MISSION STREET, east side between 22nd and 23rd Streets, Lot 22 in Assessor's Block 3637 - Request for authorization of Conditional Use under Section 161(j) of the Planning Code to reduce the residential parking requirement for two dwelling units to be created by the conversion of existing second floor space previously occupied as retail uses in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-x Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for Variance from rear yard and dwelling unit exposure requirements under Section 305 of the Planning Code.
(Proposed for continuance to November 21, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft minutes of October 10, 1996.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

6. Director to report on funds designated by the Commission for code enforcement use.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

7. 96.040C (BERKOWITZ)
2410-2412 CLEMENT STREET, Lot 14 in Assessor's Block 1408, north side between 25th and 26th Avenues: Request for Conditional Use authorization to construct two dwelling units without required off-street residential parking (Section 161(j) of Planning Code) by expanding an existing one story commercial building located in the Outer Clement Street Neighborhood Commercial District.
(Continued from Regular Meeting of October 17, 1996)

NOTE: On October 10, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Chinchilla absent.

F. REGULAR CALENDAR

8. (HERRERA)

AUTHORIZATION TO CONTRACT ECONOMIC NEXUS STUDY -- Consideration of a resolution authorizing the Director of Planning to negotiate a contract agreement with Keyser Marston Associates for \$50,000 to prepare the Office Affordable Housing Production Program (OAHPP) Economic Nexus Study recommended by the OAHPP Advisory Group and pursuant to the scope of work in the RFP and consultant proposal.

9. 94.615E (NISHIMURA)

KEARNY STREET/COLUMBUS AVENUE MIXED USE PROJECT, **Public hearing on the Draft Supplemental Environmental Impact Report.** -- Assessor's Block 195, Lots 4, 5, 11 and 13; southeast corner of Kearny and Jackson Streets (Lots 11 and 13 = Site A), and northwest corner of Columbus Avenue and Washington and Montgomery Streets (Lots 4 and 5 = Site B). The proposed project covers two sites: Site A at the southeast corner of Kearny and Jackson Streets, which formerly included the international Hotel (I-Hotel) site and the Victory Hotel; and Site B at the northwest corner of Columbus Avenue and Washington Street. The two sites are connected by IIs Lane. The project would construct on Site A, 104 units of affordable housing for elders and a manager's unit in a 15 story tower at Jackson and Kearny Streets, a Catholic Center which would include St. Mary's Chinese elementary School, a gymnasium and multiple-use area, a chapel and pastoral residence, all with an entrance on Kearny Street, and a public parking garage three-and-one-half levels below grade for 154 vehicles with entrance/exit on Jackson Street. On Site B, the project proposes to construct 70 market-rate dwelling units in a 10 story building above about 9,900 square feet of ground floor retail space, and an underground parking garage for about 85 vehicles with entrance/exit on Washington Street. Site B would include demolition of the Colombo Building, a potential historic architectural resource.

NOTE: Comments will be accepted until 5:00 P.M., October 24, 1996.

5:00 P.M.

10. 96.503C (ZWIERZYCKI)

751 VALENCIA STREET, Assessor's Block 3589, Lot 111, east side between 18th and 19th Streets - Request for Conditional Use authorization to establish a business or professional service (as defined by Section 790.108 of the Planning Code) above the ground floor of an existing one story building in the Valencia Street Neighborhood Commercial District and 50-X Height and Bulk District.

11. 96.520C (GORDON)

1509 HAIGHT STREET, southwest corner with Ashbury Street, Lot 1 in Assessor's Block 1245 - Request for a Conditional Use Authorization to allow the addition of

non-amplified music (defined as Other Entertainment by Planning Code Section 790.38) to an existing Bar, as required by Planning Code Section 719.48, in the Haight Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

- 12a. 96.006C (PAEZ)
124 LYON STREET, at the southeast corner of the intersection of Lyon and Oak Streets and the Panhandle of Golden Gate Park, Lot 24, in Assessor's Block 1220 - Request for authorization of a Conditional Use to operate a Group Housing Facility for up to 16 homeless mothers with infants in a two-family dwelling in an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk Designation.
- 12b. 96.006V (PAEZ)
124 LYON STREET, at the southeast corner of the intersection of Lyon and Oak Streets and the Panhandle of Golden Gate Park, Lot 24, in Assessor's Block 1220 - request for a variance to permit the construction of an exterior staircase which would project into the required rear yard in an RH-3 (Residential, House, Three-Family) Zoning District with a 40-X Height and Bulk Designation.
13. 96.348C (PEPPER)
890 TARAVAL STREET, northeast corner at 19th Avenue; Lot 31 in Assessor's Block 2347 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to initially install three omni-directional antennas and one base transceiver station on the roof; later to be replaced by nine panel antennas on the roof of the building with the base transceiver station relocated within the existing building, as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 27 feet in height. The property is being used as a restaurant. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. Each omni-directional antenna measures approximately 13 feet high by three inches wide and would be mounted approximately 40 feet above sidewalk grade. Each panel antenna measures four feet high by 10 inches wide. The panel antennas would be mounted approximately 31 feet above sidewalk grade. The base transceiver station, which measures five feet high by five feet wide by four feet deep, will initially be located on the roof of the building, but will be relocated within the existing building when the three omni-directional antennas are replaced with the nine panel antennas.
14. 96.299D (PASSMORE)
2550 LYON STREET, east between Green and Vallejo Streets. Request for Discretionary Review of Building Permit Application No. 9606357. This application is for the new construction of a three story single-family dwelling.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review

cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

102496

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00

CPC NOTICE OF HEARING AND CALENDAR**-6-****OCTOBER 24, 1996**

Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.

These and other Planning Department reports are also available for public reference in Public Libraries.



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
OCTOBER 31, 1996

DOCUMENTS DEPT.

OCT 23 1996

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, October 31, 1996, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, November 7, 1996.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	CYNTHIA J. JOE
COMMISSIONER	ESTHER Y. MARKS
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS

AMIT GHOSH, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

3F
55 **NOTE:** For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

14 **NOTE:** Items listed on this calendar will not be heard before the stated time.

7/96 **NOTE:** The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 7, 1996
WAR MEMORIAL BUILDING ROOM 404
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

NOV 4 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

- 96.450C (GORDON)
1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 37 in Assessor's Block 0542 - Request for Conditional Use Authorization to amend City Planning Commission Conditional Use Authorization No.94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.
(Continued from Regular Meeting of October 3, 1996)
(Proposed for indefinite continuance)

2. 96.383C (PEPPER)
4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the second floor deck of the building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 38 feet in height. The property is being used by the Social Security Administration as offices on the first floor, with apartments on the upper floors. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted approximately 50 feet above sidewalk grade. The base transceiver station will require an area five feet high by 15 feet wide by 10 feet deep.
(Proposed for continuance to November 21, 1996)
3. 96.411C (PEPPER)
3725 BUCHANAN STREET, west side between North Point and Beach Streets; Lot 4 in Assessor's Block 445A: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing office building is approximately 50 feet in height with an 11-foot tall penthouse. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by five inches wide. The antennas would be mounted approximately 64 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 15 feet wide by seven feet deep.
(Proposed for continuance to November 21, 1996)
4. 96.412C (PEPPER)
3838 CALIFORNIA STREET, north side between Cherry Street and Arguello Boulevard; Lot 54 in Assessor's Block 1015: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing building as part of a wireless communication network in an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District. The existing building is approximately 113 feet in height. The property is being used by California Pacific Health as medical offices. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 17 feet wide by 13 feet deep.
(Proposed for continuance to November 21, 1996)
5. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use

Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.

(Continued from Regular Meeting of October 17, 1996)

NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.
(Proposed for continuance to November 21, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption: Draft minutes of October 17 & October 24, 1996.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS
8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

9. 96.507Q (ANDRADE)
89 - 28TH STREET, south west corner of Dolores and Guerrero Streets; Lot 32 in Assessor's Block 6616 - Five unit, residential condominium conversion subdivision in an RH-2 (House, Two Family) District.
10. 96.524Q (ANDRADE)
1916 MASON STREET, east side between Greenwich and Filbert Streets; Lot 15 in Assessor's Block 90 - Six unit, residential, condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.
11. 96.480Q (ANDRADE)
1378 WALLER STREET, north side between Ashbury and Masonic Streets; Lot 14 in Assessor's Block 1244 - Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.
12. 96.485Q (ANDRADE)
1281 VALLEJO STREET, south west corner of Hyde and Leavenworth Street; Lot 28 in Assessor's Block 152 - Six unit, residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.
13. 96.479Q (ANDRADE)
1584 WALLER STREET, north side between Cole and Belvedere Streets; Lot 12 in Assessor's Block 1247 - Six unit, residential condominium conversion subdivision in an RH-3 (House, Three Family) District.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION -- PUBLIC HEARING CLOSED

14. 96.348C (PEPPER)
890 TARAVAL STREET, northeast corner at 19th Avenue; Lot 31 in Assessor's Block 2347 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to initially install three omni-directional antennas and one base transceiver station on the roof; later to be replaced by nine panel antennas on the roof of the building with the base transceiver station relocated within the existing building, as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 27 feet in height. The property is being used as a restaurant. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. Each omni-directional antenna measures approximately 13 feet high by three inches wide and would be mounted approximately 40 feet above sidewalk grade. Each panel antenna measures four feet high by 10 inches wide. The panel antennas would be mounted approximately 31 feet above sidewalk grade. The base transceiver station, which measures five feet high by five feet wide by four feet deep, will initially be located on the roof of the building, but will be relocated within the existing building when the three omni-directional antennas are replaced with the nine panel antennas.
NOTE: On October 24, 1996, following testimony, the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6 -0. Commissioner Lowenberg was excused.

F. REGULAR CALENDAR

15. 96.629R (SHOTLAND)
7TH AND LAWTON. **General Plan Referral** on transfer of property located southeast of 7th Avenue & Lawton Street (AB 1937, lot 1) from the City & County of San Francisco Water Department to the San Francisco Unified School District.
16. (HERREA)
PROGRAM AND BUDGET DEVELOPMENT, Consideration of a proposal for a neighborhood planning program called Strategic Neighborhood Action Plans (SNAP) and a proposal for Planning Code amendments to facilitate housing developments as requested by the Planning Commission at the September 12, 1996 Housing Workshop meeting.
17. (BERGDOLL)
SOUTH BAYSHORE REDEVELOPMENT PROJECT--FORMULATION OF PRELIMINARY PLAN, (Amended Preliminary Plan for the Hunters Point Redevelopment Project to include the South Bayshore Survey Area). The Planning Commission will consider selection of the project area boundaries, formulation of the *Preliminary Plan -- South Bayshore Redevelopment Project* pursuant to California Health and Safety Code Sections 33322-24, consistency of the *Preliminary Plan* with the *South Bayshore Area Plan* and other elements of the *General Plan*, and authorization of transmittal of the *Preliminary Plan* to the Redevelopment Agency for additional preparation. Planning Commission action at this time designates the boundaries and allows election of a Project Area Committee. Final adoption of a Redevelopment Plan and establishment of a Project Area cannot happen until after completion of an Environmental Impact Report and further hearings by the Planning Commission, Redevelopment Commission, and Board of Supervisors.
18. 96.460C (ZWIERZYCKI)
1389 AND 1399 19TH AVENUE. Assessor's Block 1774, Lots 20 and 21, respectively, at the northwest corner of Judah Street: Request for Conditional Use Authorization to expand an existing child care facility, which currently occupies the ground floor of Calvary Methodist Church at 1399 19th Avenue, by increasing the number of students from 54 to 62 (Planning Code Section 209.3(f)) and by expanding into an existing two-story dwelling unit on an adjoining lot, within the RH-2 (House, Two Family) and RH-3 (House, Three Family) Districts.
19. 96.360C (PEPPER)
450 HARRISON STREET, north side between First Street and Fremont Street; Lots 12 and 31 in Assessor's Block 3748: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the ground adjacent to the building as part of a wireless communication network in an RC-4 (Residential-Commercial, High Density) District within the Rincon Hill Special Use District, Commercial/Industrial Subarea, and a 250-R Height and Bulk District. The existing building is approximately 92 feet in height. The property is being used by the Sailors' Union of the Pacific as administrative offices and a recreational hall. The

antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted approximately 99 feet above sidewalk grade. The base transceiver station will require an area five feet high by 18 feet wide by 13 feet deep and will be installed on the ground.

20. 96.374C (PEPPER)
3595 TARAVAL STREET, southeast corner at 46th Avenue; Lot 42 in Assessor's Block 2380: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of nine antennas on the roof of the building and a base transceiver station on the ground as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The existing building, at approximately 22 feet in height, has an existing 10-foot steeple above the roofline, which would be extended by four feet to accommodate the antennas. The property is being used by the Congregation B'Nai Emunah as a place of worship. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately four feet high by six inches wide. The antennas would be mounted approximately 36 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 20 feet wide by 12 feet deep and would be installed on the ground adjacent to the building.
21. 96.516C (PEPPER)
750 PHELPS STREET, between Jerrold and McKinnon Avenues; Lot 1 in Assessor's Block 5280: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the third floor of the building as part of a wireless communication network in a P (Public) District and a 65-J Height and Bulk District. The existing building is approximately 51 feet in height. The property is being used by the City and County of San Francisco as a sewage treatment facility. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately four feet high by six inches wide. The antennas would be mounted approximately 58 feet above sidewalk grade. The base transceiver station will require an area five feet high by 18 feet wide by 17 feet deep and will be installed within the building.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

22. 96.193D PUBLIC HEARING CLOSED (PASSMORE)
213 4TH AVENUE, west between Cornwall and Clement Streets, Lot 3 in Assessor's Block No. 1429. Request for Discretionary Review of Building Permit

Application No. 9517734 proposing construction of a four story, three unit, residential building.

(Continued from Regular Meeting of October 17, 1996)

NOTE: On July 11, 1996, following testimony, the Commission closed the public hearing and continued the matter to August 15, 1996 with comments that the proposal is out of scale with surroundings. The Commission also directed that any revised plans/proposal be submitted a week in advance of next hearing to the Commission, Department staff, and DR requestor. The vote was +5 -0 with Commissioner Chinchilla absent.
(Proposed for continuance to November 7, 1996)

23. 96.288D (PASSMORE)

2450 HYDE STREET, east between Bay and Francisco Streets, Lot 025 in Assessor's Block No. 0049 - Request for Discretionary Review of Building Permit Application No. 9603728 for a proposal to legalize the construction of a roof deck over an 11.5 feet deep by 15 feet wide, one story rear addition. The deck has a 42 inch height guard rail around it in conjunction with planter boxes at the edge of the roof deck.

(Continued from Regular Meeting of October 3, 1996)

24. 96.573D (PASSMORE/PUTRA)

3408 CALIFORNIA STREET, north side between Locust and Laurel Streets, Lot 008 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9604375 proposing to demolish an existing 2-story with attic, single-family building and replace it with a new 4-story, 3-unit building.

Adjournment

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NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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110796

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

THURSDAY

NOVEMBER 14, 1996

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

NOV 11 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 95.363CC (MONTAÑA)
3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom, and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573 - Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Resolution Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development which is to be heard at a duly advertised public hearing.
(Proposed for Continuance to November 21, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT2. DIRECTOR'S ANNOUNCEMENTS3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORSE. REGULAR CALENDAR

4. 94.285CV (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
(Continued from Regular Meeting of October 17, 1996)
5. 96.532C (COLEMAN)
895 INNES AVENUE, Lot 12 in Assessor's Block 4654, southwest corner of Griffith Street - Request for Conditional Use authorization to remove a previously established termination date for a nonconforming use (Water Bottling Plant) located in an RH-1 (Residential, House, One-Family) District from September 13, 1997 to an indefinite date.
- 6a. 96.463CV (MILLER)
520 CHURCH STREET, west side between 17th and Dorland Streets, Lot 3 in Assessor's Block 3580 - Request for authorization of a Conditional Use to permit an INN with up to five guest rooms in a one-family dwelling (also requiring the granting of a variance for construction of rear stairs (with a related fire wall), a half bath, a

closet, and deck area in the otherwise-required rear-yard area), in an RM-2 (Mixed Residential, Moderate Density) District and within a 40-X Height and Bulk District.

- 6b. 96.463CV (MILLER)
520 CHURCH STREET, west side between 17th and Dorland Streets, Lot 3 in Assessor's Block 3580 in an RM-2 (Mixed, Residential, Moderate Density) District and a 40-X Height and Bulk District. **REAR YARD VARIANCE SOUGHT:** The proposal is to construct a new exit stair from the second story of the building along the northerly lot line. This stairway would project approximately 15 feet into the required rear yard and would have a fire wall along the lot line. Under the stairway on the first story, a new half bath, a closet and an extended deck area would be constructed also in the required rear yard area.

City Planning Code Section 134 establishes a base rear yard requirement of 45% of the depth of the lot. This rear yard area may be reduced by the average of the rear building walls of the two adjacent structures. The Code permits a building addition to project up to 12 feet into the required rear-yard area. The proposed construction exceeds the maximum permitted by the Code by five feet (over two and a half stories of height) on the north side of the lot and three feet (over one and a half stories of height) on the west side of the building. The proposal also requires Conditional Use authorization, described on the other side of this notice.

7. 96.452C (PEPPER)
McLAREN PARK WATER TANK, NORTH SIDE OF JOHN F. SHELLEY DRIVE BETWEEN LA GRANDE AVENUE AND MANSFIELD STREET; LOT 2 IN ASSESSOR'S BLOCK 6220 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of four panel antennas on the face of the existing water tank and a base transceiver station to be installed on the ground in an existing fenced area around the tank as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The existing water tank is approximately 78 feet in height. The property is owned by the City and County of San Francisco. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures approximately five feet high by nine inches wide. The antennas would be mounted approximately 23 feet above grade. The base transceiver station is approximately six feet high by four feet wide by two feet deep.
8. 96.453C (PEPPER)
1515 TARAVAL STREET, south side between 25th and 26th Avenues; Lot 50 in Assessor's Block 2400 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six panel antennas on the roof of the building along with a base transceiver station to be installed in the garage of the building as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The existing building is approximately 50 feet in height. The subject building contains residential units on the upper floors and commercial offices on the lower floors. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures

approximately five feet high by nine inches wide. The antennas would be mounted approximately 55 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep.

9. 96.458C (PEPPER)
1930 STEINER STREET, southeast corner at Pine Street; Lot 20 in Assessor's Block 659 - Request for Conditional Use authorization under Section 718.83 of the Planning Code to install a total of six side-mounted panel antennas and one base transceiver station on the roof of the building as part of a wireless communication network in the Upper Fillmore Neighborhood Commercial District and a 40-X Height and Bulk District. The existing building is approximately 50 feet in height. The property is being used by Pacific Bell as a telephone switching station. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Services. Each antenna measures approximately five feet high by nine inches wide. The antennas would be mounted approximately 62 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep.

Adjournment

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Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
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<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
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Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
NOVEMBER 21, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
NOV 19 1996
SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 95.481C (BILLOVITS)
5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 42 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 7, 1996)
NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to

explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.
(Proposed for continuance to December 12, 1996)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. RESOLUTION FOR AMIT GHOSH (GREEN)
3. DIRECTOR'S ANNOUNCEMENTS
4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

5. 96.543TZ (BASH)
MISSION BAY INTERIM USE DISTRICT, Central Mission Bay Area South of China Basin Channel; Consideration of request for amendments to the Planning Code and Zoning Map to amend Section 235 and add Section 987 to create a Special Use District in the area generally bounded by Channel, Fifth, El Dorado, Sixth and Owens Streets, this district would allow nonconforming uses and noncomplying buildings to be continued for at least 20 years rather than the five years currently remaining under Section 983(e)3, and would allow certain temporary uses to be authorized as interim uses for up to 20 years rather than the ten years possible under section 985(d). This is within MB-R-1, MB-R-2 and MB-R-3 Mission Bay Residential Districts and an MB-OS Mission Bay Open Space District.
6. 96.410EMTR (HORTON)
GENERAL ADVERTISING SIGNS ON PUBLIC TRANSIT BOARDING PLATFORMS ALONG THE EMBARCADERO AND OTHER LOCATIONS SUBJECT TO THE NORTHEASTERN WATERFRONT PLAN AND MISSION BAY PLAN. 1.

Consideration of amendments to the Northeastern Waterfront Plan of the General Plan of the City and County of San Francisco to allow general advertising signs on public transit platforms in the area subject to the Northeastern Waterfront Plan and Mission Bay Plan. 2. Consideration of amendments to Section 603 of the Planning Code to permit a limited number of general advertising signs not exceeding 24 sq. ft. per panel on public transit boarding platforms along the Embarcadero south of the Ferry Building and on King Street from the Embarcadero to Sixth Street. 3. A General Plan Referral finding the proposed transit shelters and general advertising signs in conformity with the General Plan.

7.

(MONTAÑA)

MID MARKET STREET REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN

Presentation of and consideration for adoption of a Mid-Market Street Redevelopment Project Area Preliminary Plan for an approximately 15 block area generally bounded by Fourth Street, Minna Street, Octavia Street and frontage properties on the north side of Market Street. The Preliminary Plan describes: (1) generalized land uses, density and intensity of proposed developments, conservation and preservation of buildings and public/open spaces; Mid-Market Street Redevelopment Project Area boundaries; and general conformity of proposed redevelopment and revitalization strategies with the City's General Plan. Adoption of the Preliminary Plan by the Planning Commission and Board of Supervisors would allow the Redevelopment Agency to begin preparation of a Redevelopment Plan and environmental analysis of the Plan for adoption of a Mid-Market Street Redevelopment Project Area. For further information, please contact Ms. Susana Montaña at 558-6313 at the Planning Department of Gail Goldman at 749-2480 at the Redevelopment Agency. Copies of the Preliminary Plan are available at the Planning Department at the Fifth Floor receptionists' desk at 1660 Mission Street or on the Third floor of the Redevelopment Agency at 770 Golden Gate Avenue.

8.

(BERGDOLL)

SOUTH BAYSHORE REDEVELOPMENT PROJECT - FORMULATION OF PRELIMINARY PLAN

(Amended Preliminary Plan for the Hunters Point Redevelopment Project to include the South Bayshore Survey Area). The Planning Commission will consider selection of the proposed project area boundaries, consistency of the Preliminary Plan with the South Bayshore Plan and other elements of the General Plan, and authorization of transmittal of the Preliminary Plan - South Bayshore Redevelopment Project to the Redevelopment Agency for additional preparation. Planning Commission action at this time designates the boundaries and allows election of a Project Area Committee. Final adoption of an Environmental Impact Report and further hearings by the Planning Commission, Redevelopment Commission, and Board of Supervisors.

9.

95.363CC

(MONTAÑA)

3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom, and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573 - Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and

parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Resolution Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development which is to be heard at a duly advertised public hearing.
(Continued from Regular Meeting of November 14, 1996)

3:30 P.M.

10. 92.228X (NIXON)
235-41, 251-59, 275-81 GEARY STREET, south side between Stockton and Powell Streets, lots 15 14, 13A, and 13 in Assessor's Block 314 - Request for Determination of Compliance and Exception to off street freight loading, bulk requirements, reduction in ground level wind currents, height limits for vertical extensions, height above 80 feet, exception to shadows on Geary Street, exception to shadows on Union Square Park under Section 309 of the Planning Code consideration of a Certificate Appropriateness and a Permit to Alter pursuant to Article 11 of the Planning Code for Building Permit Application No. 9619615S and determination of the significance of shadow impact on Union Square Park. The proposal includes the demolition of two six story buildings (a Category IV and a Category V), removal of a portion of the top floor on a third building (a Category V) and construction of a new eight story building on the site. The project site is in a C-3-R (Downtown Commercial, Retail) District, an 80-130F Height and Bulk District and the Kearny-Market-Mason-Sutter Conservation District.
- 11a. 96.245C (NIXON)
2673-77 MISSION STREET, east side between 22nd and 23rd Streets, Lot 22 in Assessor's Block 3637 - Request for authorization of Conditional Use under Section 161(j) of the Planning Code to reduce the residential parking requirement for two dwelling units to be created by the conversion of existing second floor space previously occupied as retail uses in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for Variance from rear yard and dwelling unit exposure requirements under Section 305 of the Planning Code.
- 11b. 96.245V (NIXON)
2673-77 MISSION STREET, east side between 22nd and 23rd Streets, Lot 22 in Assessor's Block 3637 - REAR YARD AND DWELLING UNIT EXPOSURE VARIANCES SOUGHT: The proposal is to create two residential units at the rear of the second floor of the two story building. The building occupies all but the rear 6.5 feet of the lot.

Section 140 of the Planning Code requires every dwelling unit to face a public street, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code, or an inner court of 25 feet in every horizontal dimension. The proposed units would be at the rear, second story of an existing building, facing open space which is only 6 feet 6 inches in depth.

Section 134 of the Planning Code requires a rear yard equal to 25 percent of the lot depth at the second level of the building. The rear yard requirement for this 122.5 foot deep lot is 30.6 feet. The existing building extends approximately 24 feet into the required rear yard.

12. 96.603C (MILLER)
333 SEVENTH STREET, northeast side between Folsom and Cleveland Streets, Lot 31 in Assessor's Block 3754 - Request for authorization of a **CONDITIONAL USE** for a 20-bed **RESIDENTIAL CARE FACILITY** (45-day residential treatment program for multi-diagnosed individuals - Baker Places, Inc.) in an SLR (Service, Light-Industrial, Residential) District and a 50-X Height and Bulk District.
13. 96.453C (PEPPER)
1515 TARAVAL STREET, south side between 25th and 26th Avenues; Lot 50 in Assessor's Block 2400 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of six panel antennas on the roof of the building along with a base transceiver station to be installed in the garage of the building as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The existing building is approximately 50 feet in height. The subject building contains residential units on the upper floors and commercial offices on the lower floors. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures approximately five feet high by nine inches wide. The antennas would be mounted approximately 55 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep.
NOTE: Following testimony, the Commission closed the public hearing and continued this matter to 11/21/96 by a vote of +5 -0. Commissioner Lowenberg was excused and Commissioner Martin was absent.
14. 96.383C (PEPPER)
4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the second floor deck of the building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 38 feet in height. The property is being used by the Social Security Administration as offices on the first floor, with apartments on the upper floors. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted approximately 50 feet above sidewalk grade. The base transceiver station will require an area five feet high by 15 feet wide by 10 feet deep.
(Continued from the Regular Meeting of November 7, 1996)

15. 96.412C (PEPPER)
3838 CALIFORNIA STREET, north side between Cherry Street and Arguello Boulevard; Lot 54 in Assessor's Block 1015: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing building as part of a wireless communication network in an RM-2 (Residential, Mixed, Moderate Density) District and a 40-X Height and Bulk District. The existing building is approximately 113 feet in height. The property is being used by California Pacific Health as medical offices. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by six inches wide. The antennas would be mounted approximately 113 feet above sidewalk grade. The base transceiver station measures approximately five feet high by 17 feet wide by 13 feet deep.
(Continued from the Regular Meeting of November 7, 1996)
16. 96.015C (MONTAÑA/PEPPER)
470 WEST PORTAL AVENUE, between Sloat Blvd. at Wawona Avenue; Lot 8 in Assessor's Block 2484 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six antennas and two transceiver equipment facilities on the roof of the existing building as part of a wireless communication network in an RH-1 (D) (Residential-Single Family Detached) District and a 40-X Height and Bulk District. The existing building, at approximately 50 feet in height, is a "non-complying structure" as it exceeds the 40 feet Height Limit. The property is being used as an office building providing "directory assistance" telephone service for the Pacific Bell phone company. The antennas and base transceiver stations are part of a wireless transmission network operated by Pacific Bell Mobile Services. The antennas would be mounted approximately 59 feet above sidewalk grade. The base transceiver stations, which measure approximately 45 inches high by 52 inches wide by 28 inches deep, would also be mounted on the roof of the subject property. Sections 260(b)(2)(I) of the Planning Code exempts antennas from the 40 foot height limit.
(Continued from Regular Meeting of October 17, 1996)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

17. 96.628D (PASSMORE)
1750 DIVISADERO STREET, southeast corner with Bush Street, Lot 038 in Assessor's Block 1051 - Request for Discretionary Review of Building Permit Application No. 9612032 proposing exterior and interior building alterations for the installation of a retail coffee store for Starbucks Coffee Company in an NC-3 (Moderate-Scale) Neighborhood Commercial District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, San Francisco Planning Commission, at (415) 558-6414.

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112195

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00

CPC NOTICE OF HEARING AND CALENDAR**-8-****NOVEMBER 21, 1996**

Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

SF
655
#14
11/28/96
cancelled

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
NOVEMBER 28, 1996

DOCUMENTS DEPT.

NOV 26 1996

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NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, November 28, 1996, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, December 5, 1996.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT SUSAN E. LOWENBERG
V. PRESIDENT HECTOR J. CHINCHILLA
COMMISSIONER DENNIS A. ANTENORE
COMMISSIONER CYNTHIA J. JOE
COMMISSIONER ESTHER Y. MARKS
COMMISSIONER LAWRENCE B. MARTIN
COMMISSIONER BEVERLY J. MILLS

GERALD GREEN, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 5, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

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1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.383C

(PEPPER)

4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine panel antennas on the roof of the building and a base transceiver station on the second floor deck of the building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 38 feet in height. The property is being used by the Social Security Administration as offices on the first floor, with apartments on the upper floors. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted

approximately 50 feet above sidewalk grade. The base transceiver station will require an area five feet high by 15 feet wide by 10 feet deep.

(Continued from the Regular Meeting of November 21, 1996)

(Proposed for continuance to December 19, 1996)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes from 11/7, 11/14, and 11/21/96.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. UNCONTESTED CASE CALENDAR

The following item appears to be an uncontested case, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. The Department has determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

5. 96.690Q (ANDRADE)
1317 HYDE STREET, Lot 3 in Assessor's Block 217; west side between Washington and Clay Streets -- Condominium subdivision, six-unit residential conversion in the RM-3 (Residential Mixed, Medium Density) District.

F. REGULAR CALENDAR

6. (HERRERA)
PROGRAM AND BUDGET DEVELOPMENT, Consideration of a proposal for a neighborhood planning program called Strategic Neighborhood Action Plans (SNAP) and a proposal for Planning Code amendments to facilitate housing developments as requested by the Planning Commission at the September 12, 1996 Housing Workshop meeting.
NOTE: On November 7, 1996, following testimony, the Commission closed public hearing and continued this matter to 12.5.96, by a vote of +7 -0.
7. 92.371E (MALTZER)
RECYCLED WATER AND GROUNDWATER MASTER PLANS -- Public Hearing on Draft Environmental Impact Report. The project consists of two separate water use plans: a Recycled Water Master Plan, and a Groundwater master Plan. Each Plan includes some program, or policy level proposals regarding use of recycled water and groundwater, respectively, as well as some project specific construction proposals related to water treatment, storage, distribution and use. The construction proposals include a tertiary treatment plant adjacent to the Oceanside Water Pollution Control Plant and San Francisco Zoo, storage reservoirs at Lincoln High School and McLaren Park, groundwater extraction wells in Golden Gate Park and the Sunset District, pump stations, transmission lines and a distribution system. The project is proposed by the San Francisco Public Utilities Commission.
Note: Written comments will be received at the Planning Department until 5:00 p.m., on December 16, 1996.
8. 96.487C (BERKOWITZ)
1 CRYSTAL STREET, northwest corner with DeLong Street, Lot 4A in Assessor's Block 7155: Request for Conditional Use Authorization to expand an existing 6 bed residential care facility to an 11 bed facility within an existing single family house in an RH-1 (House, One-Family) District and a 40-X height and bulk district.
9. 96.576C (GORDON)
4109-4111 18TH STREET, southwest corner with Castro Street, Lot 01 in Assessor's Block 2695: Request for a Conditional Use Authorization to allow a Place of Entertainment (defined as Other Entertainment by Planning Code Section 790.38) adding amplified and non-amplified music to an existing nonconforming Full-Service Restaurant and Bar (dba Harvey's), as required by Planning Code Section 715.48, in the Castro Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
10. 96.655C (ZWIERZYCKI)
555 CLEMENT STREET, Assessor's Block 1438, Lot 37, at the southeastern corner of 7th Avenue: Request for Conditional Use Authorization to allow a walk-up ATM facility with less than a 3-foot recess, in the Inner Clement Street Neighborhood Commercial District.

11. 96.504C (BILLOVITS)
3550 MISSION STREET, west side of the street, the block bounded by San Jose Avenue, Randall and Brook Streets, Lots 16, 23, 24 and 58 in Assessor's Block 6660: Request for a Conditional Use Authorization to intensify an existing automobile gas station by adding one fuel pump, converting former auto repair service bays to convenience store and small fast-food restaurant, and constructing an automated car wash tunnel on a lot greater than 10,000 square-feet in area in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and Mission Street Fast-Food Subdistrict (as required by Sections 121.1, 178(c), 712.57, 712.60 and 781.5 of the Planning Code) and a 40-X Height and Bulk District.
12. 95.363CC (MONTAÑA)
3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom, and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573 - Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Resolution Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development which is to be heard at a duly advertised public hearing.
(Continued from Regular Meeting of November 21, 1996)

SPECIAL DISCRETIONARY REVIEW HEARING

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13. 96.625D (PASSMORE/GORDON)
2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.
14. 96.627D (PASSMORE/IONIN)
538 - 29TH AVENUE, east side between Geary Boulevard and Anza Street, Lot 031 in Assessor's Block 1516 - Request for Discretionary Review of Building Permit Application No. 9616130 proposing a third story, a rear two-story addition, a deck and patio in the rear, and a second dwelling unit.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review cases may be appealed to the Board of Appeals within 15 days of disposition on the subject building permit by the Department of Building Inspection. Zoning Administrator action on a variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision. Call (415) 554-6720 for information.

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120596

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00

CPC NOTICE OF HEARING AND CALENDAR**-6-****DECEMBER 05, 1996**

Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Preservation, An Element of the General Plan	08/96	3.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 5, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

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SPECIAL DISCRETIONARY REVIEW HEARING

15. 96.714D (PASSMORE/CHIONG)
1326 9TH AVENUE; east side between Irving and Judah Streets, Lot 6A in Assessor's Block 1763. Request for Discretionary Review on Building Permit Application No. 9611591 for the construction of a Restaurant with an accessory brewery. The proposal is to expand an existing 1,900 square foot retail/commercial space and convert to a restaurant and accessory brewery with a total of approximately 3,786 square feet. The new addition includes 786 square feet at a mezzanine level and 1,125 square feet at the ground level. The accessory brewery would occupy the entire mezzanine level.

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NOTE: Items listed on this calendar will not be heard before the stated time.

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**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

THURSDAY

DECEMBER 12, 1996

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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1:30 P.M.

ROLL CALL: Commissioners Adams/Levine, Chinchilla, Lee/Hayden, Lowenberg, Marks, Martin, and Mills.

A. ITEMS TO BE CONTINUED

1. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107: Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in an RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.
(Proposed for Continuance to December 19, 1996)
2. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293--Request for authorization of a Permit

to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Proposed for Continuance to December 19, 1996)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

5. 93.574E (ROGERS)
PROPOSED HYDE STREET FISHING HARBOR BERTHS AND PIER 45/NEW USES IN SHEDS A AND C. Certification of Final Environmental Impact Report. The proposed Hyde Street Fishing Harbor would include reconfiguration of the east side of Hyde Street Pier (located to the west of Pier 45, across the main basin) to allow for the construction of facilities for a total of 60 boats; there would be 40 permanent floating berths and 20 side tie/stern tie spaces. This would increase the number of leasable spaces in the harbor area to a total of about 176 spaces. Some new Bay coverage/fill, dredging, and pile driving would be necessary. There would be additional harbor service facilities to serve both the new and existing berths. New uses are proposed for Sheds A and C on Pier 45 which would be complementary to the fishing industry. The alternative uses under consideration

are: a Fisheries Center, a Conference Center, an Education Center. Another alternative of additional fish processing is also included.

Note: The period for receipt of comments on this document was closed on June 10, 1996. No testimony will be taken at this meeting.

6. 94.615E (NISHIMURA)

KEARNY STREET/COLUMBUS AVENUE PROJECT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT Certification of Supplemental Environmental Impact Report (SEIR). Assessor's Block 195, Lots 4, 5, 11 and 13; southeast corner of Kearny and Jackson Streets (Lots 11 and 13 = Site A) and northwest corner of Columbus Avenue, and Washington and Montgomery Streets (Lots 4 and 5 = Site B). The proposed project covers two sites. The project would construct on Site A (formerly occupied by the International Hotel {a.k.a. the I-Hotel} and the Victory Hotel), 104 units of affordable housing for elders and one manager's unit in a 15-story tower, a Catholic Center which would include St. Mary's Chinese Elementary School, a gymnasium and multiple-use area, a chapel and a pastoral residence in four stories, all with an entrance on Kearny Street, and a public parking garage three-and-one-half levels below grade for 154 vehicles with an entrance/exit on Jackson Street. On Site B, the Project Sponsor has opted to propose the construction of Alternative C: Reduced Housing on Site B Alternative which was described in the Draft SEIR and is included in the SEIR. Alternative C is 46 market-rate dwelling units in four stories above approximately 9,900 square feet of ground floor retail space, an underground level for residential storage, and two garage levels on the second and third stories containing 50 parking spaces with an entrance/exit on Washington Street. Site B would include the demolition of the Colombo Building, an historic architectural resource which appears eligible for listing in the National Register of Historic Places.

NOTE: The period for receipt of comments on this document closed on November 7, 1996. The Commission held a public hearing to receive testimony on this document on October 24, 1996. No testimony will be taken at this meeting.

7. 94.615C (HART)

898 KEARNY STREET and ONE COLUMBUS AVENUE, 898 KEARNY STREET (Site "A") is at the southeast corner of Jackson and Kearny Streets (former International Hotel Site), Assessor's Block 195, Lots 11 and 13 and ONE COLUMBUS AVENUE (Site "B") is at the northwest corner at Columbus Avenue and Washington Streets (Colombo Building), Assessor's Block 195, Lots 4 and 5. Lots 11 and 13 are in the CRNC (Chinatown Residential Neighborhood Commercial) District and Lots 4 and 5 are in the CCB (Chinatown Community Business) District both with a 65-D-2 height and bulk designation. Request for approval of an amendment to an existing Conditional Use/Planned Unit Development (Case No. 84.533C) approved by the City Planning Commission on July 9, 1987. The proposed Planned Unit Development would permit exceptions from Planning Code standards on Site "A" as follows: Lot size per development, use size limit, sun access setbacks, rear yard/site coverage, open space requirement for uses other than residential in Chinatown, maximum street frontage per building, residential off-street parking, off-street freight loading, height exceeding 35-feet/special exceptions for the southern edge of Jackson Square, bulk, and community commercial parking

garage. On Site "B" the proposed exceptions are as follows: Lot size per development, maximum street frontage per building, off-street freight loading, height exceeding 35 feet/special exceptions for the southern edge of Jackson Square and bulk.

8. 96.543TZ (BASH)
MISSION BAY INTERIM USE DISTRICT, Central Mission Bay Area South of China Basin Channel; Consideration of request for amendments to the Planning Code and Zoning Map to amend Section 235 and add Section 987 to create a Special Use District in the area generally bounded by Channel, Fifth, El Dorado, Sixth and Owens Streets, this district would allow nonconforming uses and noncomplying buildings to be continued for at least 20 years rather than the five years currently remaining under Section 983(e)3, and would allow certain temporary uses to be authorized as interim uses for up to 20 years rather than the ten years possible under section 985(d). This is within MB-R-1, MB-R-2 and MB-R-3 Mission Bay Residential Districts and an MB-OS Mission Bay Open Space District.
(Continued from Regular Meeting of November 21, 1996)
9. (BASH)
MISSION BAY NORTH OF CHINA BASIN CHANNEL REDEVELOPMENT PROJECT, Consideration of adoption of the Preliminary Plan for the Mission Bay North Redevelopment Project, to include such uses as residential, retail and entertainment, mixed use, open space and transportation, in the area generally bounded by Townsend, Third, Berry, Fourth, Channel and Seventh Streets, excluding the two blocks bounded by Townsend, Fourth, King and Sixth Streets. This includes Assessor's Blocks 3795, 3798, 3804, 3805, 3806 and portions of Assessor's Blocks 3796 and 3797. The Commission will also review related amendments to the General Plan including the Mission Bay Plan. This area is within Mission Bay MB-O (Office), MB-CF (Community Facilities), MB-R-3 (High Density Residential), MB-NC-2 (Small Scale Neighborhood Commercial) and MB-OS (Open Space) Use Districts, and a Mission Bay 110 Foot Height District.
10. (MONTAÑA)
MID MARKET STREET REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN
Presentation of and consideration for adoption of a Mid-Market Street Redevelopment Project Area Preliminary Plan for an approximately 15 block area generally bounded by Fourth Street, Minna Street, Octavia Street and frontage properties on the north side of Market Street. The Preliminary Plan describes generalized land uses, density and intensity of proposed developments, conservation and preservation of buildings and public/open spaces; Mid-Market Street Redevelopment Project Area boundaries; and general conformity of proposed redevelopment and revitalization strategies with the City's General Plan. Adoption of the Preliminary Plan by the Planning Commission would allow the Redevelopment Agency to begin preparation of a Redevelopment Plan and environmental analysis of the Plan for adoption of a Mid-Market Street Redevelopment Project Area. For further information, please contact Ms. Susana Montaña at 558-6313 at the Planning Department of Gail Goldman at 749-2480 at the Redevelopment Agency. Copies of the Preliminary Plan are available at the Planning Department at the Fifth Floor receptionists' desk at 1660 Mission Street.

11. (BERGDOLL)

SOUTH BAYSHORE REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN (Amended Preliminary Plan for the Hunters Point Redevelopment Project to include the South Bayshore Survey Area). The Planning Commission will consider selection of the proposed project area boundaries, consistency of the Preliminary Plan with the South Bayshore Plan and other elements of the General Plan, and authorization of transmittal of the Preliminary Plan - South Bayshore Redevelopment Project to the Redevelopment Agency for additional preparation. Planning Commission action at this time designates the boundaries and allows election of a Project Area Committee.

12. (MONTANA)

RINCON POINT-SOUTH BEACH REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN AMENDMENT. Presentation of a Rincon Point--South Beach Redevelopment Area Preliminary Plan Amendment. The Plan amendment would add one parcel to the Project Area and would designate that parcel for office use and would designate another small parcel for commercial use; both parcels are vacant and lie within the former Embarcadero Freeway right-of-way. For further information, please contact Susana Montana at 558-6313 at the Planning Department or Tom Conrad at 749-2492 at the Redevelopment Agency. Copies of the Preliminary Plan are available at the Redevelopment Agency at 770 Golden Gate Avenue.

4:00 P.M.

13. 95.481C (BILLOVITS)

5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 37 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 21, 1996)

NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to explore possible mixed uses in conjunction with the proposed project on this site. The vote was +6 -0 with Commissioner Lowenberg absent.

14. 96.450C (GORDON)

1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 037 in Assessor's Block 0542: Request for a Conditional Use Authorization to amend City Planning Commission Conditional Use Authorization No. 94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk

District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.

15. 96.180C (PAEZ)
317 & 323 TWENTY-NINTH STREET AND 210 DAY STREET, midblock between Church and Sanchez Streets, Lots 39 & 57 in Assessor's Block 6632: Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT (PUD) to permit conversion of the former Saint Paul's High School and Convent buildings to 35 DWELLING UNITS and the construction of a TWO-FAMILY DWELLING requiring exceptions from the otherwise-applicable standards of the City Planning Code for dwelling unit density, dwelling unit exposure and open space in RM-1 (Mixed Residential, Low Density) and RH-2 (House, Two-Family) Districts and a 40-X Height and Bulk District.
16. 96.577CR (PEPPER)
11 PHELAN AVENUE, northwest corner at Ocean Avenue, Lot 1 in Assessor's Block 3180: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six panel antennas on the existing hose tower of the fire station building and a base transceiver station on the roof as part of a wireless communication network in a P (Public) District and a 65-A Height and Bulk District. The existing building is approximately 28 feet in height, and the hose tower is approximately 57 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. Each antenna measures approximately five feet high by nine inches wide. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
17. 96.613C (PEPPER)
2200 HAYES STREET, north side between Shrader and Stanyan Streets; Lot 39 in Assessor's Block 1191: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine panel antennas and a base transceiver station on the roof of the existing eight-story building as part of a wireless communication network in RH-3 (Residential, House, Three-Family) and RM-2 (Residential, Mixed, Moderate Density) Districts and 80-E and 130-E Height and Bulk Districts. The existing building is approximately 102 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by GTE Mobilnet. Each antenna measures approximately four feet high by one foot wide. The tops of the antennas would be approximately 115 feet above sidewalk grade. The base transceiver station measures approximately 12 feet by 21 feet and would be installed in an existing rooftop mechanical enclosure.
18. 96.651C (PEPPER)
2696 GEARY BOULEVARD, northeast corner at Emerson Street; Lot 4 in Assessor's Block 1071. -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of four whip antennas and a base transceiver station on the roof of the existing Public Storage building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood

Commercial) District and an 80-D Height and Bulk District. The existing building is approximately 84 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Skytel Corporation. Each antenna measures approximately five feet high by two inches wide. The tops of the antennas would be approximately 100 feet above sidewalk grade. The base transceiver station measures approximately eight feet high by 10 feet wide by eight feet deep.

19. 96.674C (PEPPER)
601-615 SECOND STREET, southeast corner at Brannan Street; Lot 8 in Assessor's Block 3789: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install a total of 12 panel antennas on the roof and a base transceiver station inside the existing Public Storage building as part of a wireless communication network in an SSO (Service/Secondary Office) District and a 50-X Height and Bulk District. The existing building is approximately 68 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. Each antenna measures approximately four feet high by one foot wide. The tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 10 feet wide by 15 feet deep, would be located inside the existing building. The proposed site is an Architecturally Significant building in the South End Historic District. A Certificate of Appropriateness has been approved by the Landmarks Review Board for this project.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

20. 96.573D (PASSMORE/PUTRA)
3408 CALIFORNIA STREET, north side between Locust and Laurel Streets, Lot 008 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 9604375 proposing to demolish an existing 2-story with attic, single-family building and replace it with a new 4-story, 3-unit building.
(Continued from the Regular Meeting of November 7, 1996)
21. 96.653D (PASSMORE/ANDRADE)
331 SENECA AVENUE, between San Jose and Delano Avenues, Lot 020 in Assessor's Block 6964 - Request for Discretionary Review of Building Permit Application No. 9609025 proposing new construction of a one-family house on a vacant lot in an RH-1 (House, One-Family) District.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

961212

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00

Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - Transportation Design Framework	3/1/96	0.00
Amendments to the Master Plan	10/1/95	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.



NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING**

**THURSDAY
DECEMBER 19, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

DEC 16 1996

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107: Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in an RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation. (Proposed for Continuance to January 9, 1997)
2. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293--Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City

Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.

(Proposed for Continuance to January 9, 1997)

3. 96.657C (PEPPER)
1334 VAN NESS AVENUE, northeast corner at Fern Alley; Lot 14 in Assessor's Block 670: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the roof and a base transceiver station in the basement of the existing commercial building as part of a wireless communication network in the RC-4 (Residential-Commercial, High Density) District and 130-V Height and Bulk District. The existing building is approximately 78 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide by one inch deep. Three antennas would be wall-mounted on the existing penthouse and six antennas would be pole-mounted on the roof. The tops of the antennas would be approximately 96 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 10 feet deep, would be located in the basement of the building.
(Proposed for Continuance to January 9, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption – draft minutes of December 5, 1996.

D. DIRECTOR'S REPORT

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

6. STATUS OF IMPLEMENTATION OF WIRELESS TELECOMMUNICATIONS GUIDELINES

(MONTAÑA)

- a. Ambient Radio Frequency Report Review
- b. City-owned properties/NC-1 and MC-2 location sites
- c. 18 Month Moratorium/Telecommunications Master Plan

E. REGULAR CALENDAR

7. (BASH)

Consideration of initiation of amendments to the Planning Code to amend Section 913 concerning the MB-CI (Mission Bay - Commercial Industrial) District and Section 920 concerning residential densities.

8. (BASH)

Consideration of initiation of amendments to the Zoning Map to reclassify property on the north side of 16th Street between Sixth and Owens Streets, a portion of Lot 3 in Assessor's Block 3535, from an MB-R-3 (Mission Bay High Density Residential) District to an MB-CI (Mission Bay - Commercial Industrial) District.

9. 96.654M (SHOTLAND)

Consideration of a Resolution of intent to initiate an amendment to Map 4 of the Recreation and Open Space Element of the General Plan to designate the old Bessie Carmichael School site, AB 3754, lot 16, and Sherman Way right-of-way between Cleveland and Harrison Streets, as "Proposed Public Open Space, Acquire for or Convert to Public Open Space."

10. 96.594T (GALLAGHER)

NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by the Board of Supervisors to amend Section 604 to allow a business that is relocating to a new location within 300 feet of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 and 11.

11. 95.481C (BILLOVITS)

5411 THIRD STREET, east side of the street between Wallace and Yosemite Avenues, Lot 17 in Assessor's Block 5413: Request for a Conditional Use Authorization to develop a lot in excess of 10,000 square-feet by constructing a large fast-food restaurant with drive-up window service and 37 off-street parking spaces (in excess of 150% of the required number of spaces) in the NC-3, Moderate-Scale Neighborhood Commercial Zoning District and the Third Street Special Use District (as required by Sections 121.1, 204.5, 249.14(b)(2) and 712.43 of the Planning Code), and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 12, 1996)

NOTE: On 10/3/96, following testimony, the Commission closed public hearing and continued the matter to 10/17/96 with instructions that the project sponsor, neighborhood representatives, and Department staff should meet to

explore possible mixed uses in conjunction with the proposed project on this site.

12. 94.285C (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
(Continued from Regular Meeting of November 14, 1996)
13. 96.151EC (MCDONALD)
150 BRITTON STREET, south end of both Britton and Loehr Streets on lots running through to the north side of Sunnydale Avenue between Sawyer and Rey Streets; Assessor's Block 6298, Lot 43; Block 6299, Lot 7A; and Block 6300, Lots 9 and 22: Request for Conditional Use Authorization of a Planned Unit Development (PUD) to construct 92 affordable dwelling units, a community center and a 40-child day care center with exceptions to Planning Code requirements for rear yard depth, parking within the rear yard area, dwelling unit exposure and the number of dwelling units per lot in an RH-1 (House, Single-Family) District with a 40-X Height and Bulk designation.
14. 96.383C (PEPPER)
4377-79 MISSION STREET, southeast corner at Avalon Avenue; Lot 28 in Assessor's Block 6013: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three panel antennas on the roof and a base transceiver station on the ground floor of the existing three-story mixed use office/residential building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 38 feet in height. Each antenna measures approximately six feet high by eight inches wide. The antennas would be mounted inside a 12-foot tall, 18-inch diameter tube. The top of the antennas would be approximately 50 feet above sidewalk grade. The base transceiver station, which requires an area 15 feet wide by 10 feet deep, would be located on the ground floor of the building.
(Continued from the Regular Meeting of December 5, 1996)
15. 96.648C (PEPPER)
310 TOWNSEND STREET, northwest side between 4th and 5th Streets; Lot 13 in Assessor's Block 3786: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install a total of nine antennas and a base transceiver station on the roof of the existing commercial building as part of a wireless communication network in an SSO (Service/Secondary Office) District and a 65-X Height and Bulk District. The existing building is approximately 63 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would

be approximately 68 feet above sidewalk grade. The base transceiver station, which measures approximately 13 feet wide by five feet deep, would also be located on the roof.

16. 96.682C (PEPPER)
5000-5026 GEARY BOULEVARD, northwest corner at 14th Avenue; Lots 24 and 25 in Assessor's Block 1446: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas on the roof of the existing commercial building and a base transceiver station behind an existing commercial building on the adjacent lot as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 43 feet above sidewalk grade. The base transceiver station, which measures approximately 17 feet wide by 12 feet deep, would be located behind an existing building on the adjacent lot at the northern boundary of the property and would not be in a parking space.
17. 96.649C (PEPPER)
3030 JUDAH STREET, northeast corner at 36th Avenue; Lot 10G in Assessor's Block 1790: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six panel antennas behind proposed windows and on the building facade and a base transceiver station within the existing church as part of a wireless communication network in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. The existing building is approximately 57 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 55 feet above sidewalk grade. The base transceiver station, which measures approximately 18 feet wide by nine feet deep, would be located within the building.
18. 96.658C (PEPPER)
5226 MISSION STREET, west side between Mount Vernon and Niagara Avenues; Lot 2B in Assessor's Block 7031: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of three antennas on the roof and a base transceiver station on the third floor of the existing commercial building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 49 feet above sidewalk grade. The base transceiver station, which measures approximately 13 feet wide by five feet deep, would be located within the existing building.

19. 96.686C (PEPPER)
1111 JUNIPERO SERRA BOULEVARD, southeast corner at Shields Street; Lot 24 in Assessor's Block 7080: -- Request for Conditional Use authorization under Sections 710.83 and 209.6(b) of the Planning Code to install a total of three antennas on the existing steeple of the Temple Methodist Church and a base transceiver station adjacent to the existing church building as part of a wireless communication network in the RH-1 (Residential, House, One-Family) and NC-1 (Neighborhood Commercial Cluster) Districts and 26-X and 40-X Height and Bulk Districts. The existing steeple is approximately 122 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 69 feet above sidewalk grade. The base transceiver station, which measures approximately 16 feet wide by 11 feet deep, would be located adjacent to the existing building and would not be in a required parking space.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

20. 96.528D (PASSMORE/CHAVIS)
345 VALLEY STREET, south side between Sanchez and Noe Streets, Lot 037 in Assessor's Block 6620 - Request for Discretionary Review of Building Permit Application No. 9610492 proposing to build a deck and stairs into the rear yard at the second floor level of a single-family dwelling in an RH-2 (House, Two-Family) District.
21. 96.598D (PASSMORE/PUTRA)
2865 DIVISADERO STREET, west side between Union and Green Streets, Lot 002 in Assessor's Block 0951 - Request for Discretionary Review of Building Permit Application No. 9614546 proposing to extend the existing 3rd floor master bedroom to the rear within the existing building envelope of a 3-story over-basement single-family dwelling in an RH-1 (House, One-Family) District.
22. 96.662D (PASSMORE/WANG)
2335 LEAVENWORTH STREET, west side between Chestnut and Lombard Streets, Lot 005 in Assessor's Block 0068 - Request for Discretionary Review of Building Permit Application No. 9615829 proposing to construct a new three-story over-basement, single-family dwelling with a garage on street level in an RH-1 (House, Single-Family) District. The original single-family dwelling was destroyed by fire.
23. 96.636D (PASSMORE/IONIN)
2514 LAKE STREET, north side between 26th and 27th Avenues, Lot 047 in Assessor's Block 1332 - Request for Discretionary Review of Building Permit

Application No. 9616261 proposing a deck at the rear of the building in an RH-1 (House, Single-Family) District.

24. 96.676D (PASSMORE/WANG)
437 LIBERTY STREET, south side between Noe and Sanchez Streets, Lot 039 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 9612469 proposing construction of a second floor addition, at the existing one-story over garage, single family dwelling.
25. 96.704D (PASSMORE/OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

961219

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	9/1/95	3.00
Hunters Point Shipyard - Land Use Plan	11/1/95	0.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - Transportation Design Framework	3/1/96	0.00
Amendments to the General Plan	7/1/96	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103

These and other Planning Department reports are also available for public reference in Public Libraries.

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
DECEMBER 19, 1996
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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E. REGULAR CALENDAR

94.155E

(DEUTSCH)

PROPOSED PORT OF SAN FRANCISCO WATERFRONT LAND USE PLAN
ENVIRONMENTAL IMPACT REPORT. Certification of Final Environmental Impact

Report. The Port's Waterfront Land Use Plan is proposed to provide land use policy for all property under jurisdiction of the Port of San Francisco, extending generally from the Hyde Street Pier to India Basin, about 7.5 miles and including about 630 net acres. The EIR analyzes potential environmental impacts of various development and activities that could occur under policies of the proposed Plan. Implementation of the Plan would require changes to the City General (Master) Plan, City Planning Code, and Zoning Map; and changes to Bay Conservation and Development Commission regulations.

NOTE: The period for receipt of comments on this document closed on July 24, 1996. The commission held a public hearing to receive testimony on the Draft EIR on July 11, 1996. No testimony will be taken at this meeting.





PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

DOCUMENTS DEPT.

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETINGS
ON THURSDAY
DECEMBER 26, 1996
JANUARY 2, 1997

DEC 20 1996

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NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for December 26, 1996 and January 2, 1997, have been canceled for the Christmas and New Year Holidays. The next Regular Meeting of the Planning Commission will be held on Thursday, January 9, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	CYNTHIA J. JOE
COMMISSIONER	ESTHER Y. MARKS
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	





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ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 9, 1997**

**ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

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1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
17-18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Proposed for Continuance to January 30, 1997).

2. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Proposed for Continuance to January 16, 1997)
3. 96.631C (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 60-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 63 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet from the armory building. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to January 30, 1997)
4. 96.632C (PEPPER)
10TH AVENUE AND MENDOSA AVENUE, northeast corner of Mendosa and Cragmont Avenues; Lot 40 in Assessor's Block 2207: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on a proposed 50-foot monopole and a base transceiver station in a proposed fenced area as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each panel antenna measures approximately five feet high by eight inches wide. The three antennas would be mounted at varying heights with the tops of the antennas being approximately 27 feet, 37 feet, and 47 feet above sidewalk grade. The base transceiver station measures approximately 20 feet wide by 16 feet deep. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to January 30, 1997)

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 9, 1997
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401 VAN NESS AVENUE
1:30 P.M.

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A. ITEMS TO BE CONTINUED

96.682C

(PEPPER)

5000-5026 GEARY BOULEVARD, northwest corner at 14th Avenue; Lots 24 and 25 in Assessor's Block 1446: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas on the roof of the existing commercial building and a base transceiver station behind the existing adjacent commercial building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 43 feet above sidewalk grade. The base transceiver station, which measures approximately 17 feet wide by 12 feet deep, would be located behind the existing building adjacent at the northern boundary of the property and would not be in a parking space.

(Proposed for Continuance to January 16, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of December 5, 12, 19, 1996.

D. DIRECTOR'S REPORT6. DIRECTORS ANNOUNCEMENTS7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)E. REGULAR CALENDAR

8. 94.155E

(DEUTSCH)

PROPOSED PORT OF SAN FRANCISCO WATERFRONT LAND USE PLAN ENVIRONMENTAL IMPACT REPORT, Certification of Final Environmental Impact Report. The Port's Waterfront Land Use Plan is proposed to provide land use policy for all property under jurisdiction of the Port of San Francisco, extending generally from the Hyde Street Pier to India Basin, about 7.5 miles and including about 630 net acres. The EIR analyzes potential environmental impacts of various development and activities that could occur under policies of the proposed Plan. Implementation of the Plan would require changes to the City General (Master) Plan, City Planning Code, and Zoning Map; and changes to the Bay Conservation and Development Commission regulations.

NOTE: The period for receipt of comments on this document closed on July 24, 1996. The commission held a public hearing to receive testimony on the Draft EIR on July 11, 1996. No testimony will be taken at this meeting.

9. 92.371E

(MALTZER)

RECYCLED WATER AND GROUNDWATER MASTER PLANS -- Public Hearing on Draft Environmental Impact Report. The project consists of two separate water use plans: a Recycled Water Master Plan, and a Groundwater master Plan. Each Plan

includes some program, or policy level proposals regarding use of recycled water and groundwater, respectively, as well as some project specific construction proposals related to water treatment, storage, distribution and use. The construction proposals include a tertiary treatment plant adjacent to the Oceanside Water Pollution Control Plant and San Francisco Zoo, storage reservoirs at Lincoln High School and McLaren Park, groundwater extraction wells in Golden Gate Park and the Sunset District, pump stations, transmission lines and a distribution system. The project is proposed by the San Francisco Public Utilities Commission.

Note: Written comments will be received at the Planning Department until 5:00 p.m., on January 9, 1997.

(Continued from Regular Meeting of December 5, 1996)

10. 95.363CC: (MONTAÑA)
BERNAL DWELLINGS RELOCATION PLAN, MAINTENANCE PLAN AND SECURITY PLAN. 3100-3190 CESAR CHAVEZ STREET, a full City block bounded by Harrison, 26th, Folsom and Cesar Chavez Streets known as Bernal Dwellings owned and operated by the San Francisco Housing Authority; Lot 1 in Assessor's Block 6573--Request by the Housing Authority for release of demolition permits to demolish 208 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 160 low-income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 25, 1995 by Motion Number 13995 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development. The Relocation Plan describes how the San Francisco Housing Authority would find temporary replacement housing for Bernal Dwelling tenants and how those tenants would be relocated to the new development. The Maintenance Plan describes management procedures for keeping the new development in sound, safe and sanitary condition. The Security Plan describes how the Housing Authority would provide for the safety and security of tenants in the new development.
11. 95.354CC. (MONTAÑA)
YERBA BUENA PLAZA EAST RELOCATION PLAN, MAINTENANCE PLAN AND SECURITY PLAN. 1220 TO 1298 EDDY STREET, Assessor's Blocks 734 Lot 8 and 747, Lot 1, bounded by Willow, Turk, Laguna and Buchanan Streets known as Yerba Buena Plaza East and owned and operated by the San Francisco Housing Authority; Request by the Housing Authority for release of demolition permits to demolish 276 units of deteriorated low-income rental housing units and accessory community space and parking for replacement by 193 low income rental housing units and accessory community space, retail space and parking which was authorized as a Conditional Use/Planned Unit Development by the Planning Commission on October 19, 1995 by Motion Number 13987 pending the Commission's review and approval of a Relocation Plan, Security Plan and Maintenance Plan for the new development. The

Relocation Plan describes how the San Francisco Housing Authority would find temporary replacement housing for Plaza East tenants and how those tenants would be relocated to the new development. The Maintenance Plan describes management procedures for keeping the new development in sound, safe and sanitary condition. The Security Plan describes how the Housing Authority would provide for the safety and security of tenants in the new development.

12. 95.354C

(MONTAÑA)

Assessor's Blocks 734, Lot 8 and 747, Lot 1, bounded by Willow Street to the north, Laguna Street to the east, Turk Street to the south and Buchanan Street to the west: Request to consider approval of a Relocation Plan, Maintenance Plan and Security Plan for the Yerba Buena Plaza East development. The Relocation Plan describes how the San Francisco Housing Authority would find temporary replacement housing for Plaza East tenants and how those tenants would be relocated to the new Plaza East development. The Maintenance Plan describes management procedures for keeping the new development in sound, safe and sanitary condition. The Security Plan describes how the Housing Authority would provide for the safety and security of tenants in the new development. The Planning Commission would review these plans and, if they are found satisfactory, would approve of the plans and authorize the issuance of demolition permits for the 276 units of housing at the Plaza East development.

13.

(MONTAÑA)

FEDERAL BUILDING REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN AMENDMENT. Consideration of an amendment to the current Federal Office Building 10th and Market Street Preliminary Plan. The Federal General Services Administration(GSA) proposes to construct an office building near the City's Civic Center to house Federal agencies presently located throughout the City in leased space. The GSA wishes to consolidate their administrative office functions and locate within a building which they own and operate. The GSA has asked the City to give them a parcel upon which they will build an approximately 475,000 net square feet office building. The Redevelopment Agency would purchase the property and deed it to the Federal government. The GSA is looking at two sites: One at 10th and Market/Mission Streets which is the subject of the current Preliminary Plan; and a second site at 7th and Mission Street which would be included in the proposed amended Preliminary Plan. Results of environmental analyses, design and construction cost analyses, neighborhood character studies, and other economic/fiscal studies would determine the selection of the project site.

4:00 P.M.

14. 95.336CR

(NIXON)

USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use

Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of December 19, 1996)

15. 96.612C (ZWIERZYCKI)
281 CASTRO STREET, Assessor's Block 3561, Lot 33, near the northeastern corner of 16th Street: Request for Conditional Use authorization for the conversion of three bedrooms in an existing Two-Family Residential Dwelling occupying a two-story over basement building to three "bed and breakfast" rooms, within an RH-3 (Residential, House, Three-Family) District.
16. 96.672C (GORDON)
2966 24TH STREET, north side between Harrison and Alabama Streets, Lot 17 in Assessor's Block 4206: Request for a Conditional Use Authorization to establish an automotive repair and service facility (defined by Section 790.15 of the Planning Code) within an existing building, as required by Planning Code Section 727.59 in the 24th Street-Mission Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
17. 96.657C (PEPPER)
1332-1334 VAN NESS AVENUE, northeast corner at Fern Alley; Lot 14 in Assessor's Block 670; - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of seven antennas on the roof and a base transceiver stations in the basement of the existing commercial building as part of a wireless communication network in the RC-4 (Residential-Commercial, High Density) District and 130-V Height and Bulk District. The existing building is approximately 78 feet in height. The antennas and base transceiver stations are part of a wireless communication network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide by one inch deep. Three antennas would be mounted on the existing penthouse walls; and four antennas would be mounted inside two tubes and located on the roof of the penthouse. The tops of the antennas would be approximately 92 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 10 feet deep, would be located in the basement of the building.
(Continued from Regular Meeting of December 19, 1996)
18. 96.633C (PEPPER)
3555 CESAR CHAVEZ STREET, south side between Valencia Street and San Jose Avenue (near the intersection of Valencia and Duncan Streets); Lot 1 in Assessor's Block 6575: -- Request for Conditional Use authorization under Section 209.6(b) of

the Planning Code to install a total of nine panel antennas and a base transceiver station on the roof of the existing 104-foot medical office building as part of a wireless communications network in an RH-2 (Residential, House, Two-Family) District and a 105-E Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The antennas would be mounted on an existing rooftop penthouse. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 113 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 13 feet wide by 11 feet deep, would also be located on the roof.

19. 96.635C (PEPPER)
1740 SLOAT BOULEVARD, northeast corner at 35th Avenue; Lot 10 in Assessor's Block 2522: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three panel antennas inside the existing church steeple and a base transceiver station underground adjacent to the existing church building as part of a wireless communication network in an RH-1 (Residential, House, One-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 78 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 22 feet wide by 19 feet deep, would be located underground in a proposed pre-fabricated vault.
20. 96.657C (PEPPER)
1332-1334 VAN NESS AVENUE, northeast corner at Fern Alley; Lot 14 in Assessor's Block 670: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of seven antennas on the roof and a base transceiver station in the basement of the existing commercial building as part of a wireless communication network in the RC-4 (Residential-Commercial, High Density) District and 130-V Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 78 feet in height. Each antenna measures approximately five feet high by eight inches wide. Three antennas would be mounted on the existing penthouse walls and four antennas would be mounted inside tubes and located on the roof of the penthouse. The tops of the antennas would be approximately 92 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 10 feet deep, would be located in the basement of the building.
21. 96.681C (PEPPER)
1520 STOCKTON STREET, east side between Green and Union Streets; Lot 20B in Assessor's Block 116: -- Request for Conditional Use authorization under Section 722.83 of the Planning Code to install a total of nine antennas on the roof and a base transceiver station inside the existing six-story medical services building as part of a wireless communication network in the North Beach Neighborhood Commercial

District and a 40-X Height and Bulk District. The existing building is approximately 78 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The antennas would be flush mounted to the roof wall. The tops of the antennas would be approximately 78 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 10 feet deep, would be located in the building on the sixth floor.

22. 96.594T (PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by the Board of Supervisors to amend Section 604 to allow a business that is relocating to a new location within 300 feet of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 and 11.
(Continued from Regular Meeting of December 19, 1996)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

23. 96.721D (PASSMORE/BANALES)
150 BROADMOOR DRIVE, west side between Winston and Stonecrest Drives, Lot 001E in Assessor's Block 7235 - Request for Discretionary Review of Building Permit Application No. 9620724S proposing a horizontal addition at the rear of the two-story over-basement single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.
24. 96.724D (PASSMORE/WANG)
111 - 14TH AVENUE, west side between Lake and California Streets, Lot 003 in Assessor's Block 1374 - Request for Discretionary Review of Building Permit Application No. 9616736 proposing construction of a first-floor deck and stairway at the rear of the existing three-story over-garage single-family dwelling in an RH-2 (Residential, House, Two-Family) District.

25. 96.722D (PASSMORE/BANALES)
767 NORTH POINT STREET, south side between Hyde and Leavenworth Streets, Lot 023 in Assessor's Block 0027 - Request for Discretionary Review of Building Permit Application No. 9616668S proposing a single-story garage addition to the front of the single-family dwelling in an RH-3 (House, Three-Family) District.
26. 96.675D (PASSMORE/IONIN)
3015 WASHINGTON STREET, south side between Broderick and Baker Streets, Lot 034 in Assessor's Block 1000 - Request for Discretionary Review of Building Permit Application No. 9617114 proposing second and third story rear decks and stair in an RH-2 (House, Two-Family) District.
27. 96.710D/DD (PASSMORE/WANG)
5424 ANZA STREET, north side between 45th and 46th Avenues, Lot 014 in Assessor's 1499 - Request for Discretionary Review of Building Permit Application No. 9611459 proposing the construction of a two-story vertical addition to the existing one-story single-family dwelling in an RH-1 (Residential, House, One-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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970109

ACCESSIBLE MEETING POLICY

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8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>PUBLISH DATE</u>	<u>AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory Update	4/1/95	2.00
Commerce & Industry Inventory	8/1/95	12.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
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Housing Information Series,		
Changes in the Housing Inventory	9/1/95	3.00
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<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - Transportation Design Framework	3/1/96	0.00
Amendments to the General Plan	7/1/96	15.00
Neighborhood Organizations Directory	10/01/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
Transbay Area Plan Background Data Report	2/27/95	10.00
Transportation Element	5/1/95	12.00

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NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE

SAN FRANCISCO
PLANNING COMMISSION

THURSDAY

JANUARY 16, 1997

ROOM 428, WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

12:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills.

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

1. Director's Performance Evaluation: The Commission will meet to establish performance criteria for the Director of Planning.

Adjournment

DOCUMENTS DEPT.

JAN 14 1997

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JANUARY 16, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

1:30 P.M.

ROLL CALL: Commissioners Ailenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.704D (PASSMORE/OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.
(Proposed for Continuance to February 6, 1997)

2. 96.625D (PASSMORE/GORDON)
2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.
(Continued from the Regular Meeting of December 5, 1996)
NOTE: On 12/5/96, following public comments, the Commission continued this matter to January 16, 1997 with instructions that the absent commissioner receive the hearing tape and all case material prior to final action. The vote was +6 -0 with Commissioner Mills absent.
(Proposed for Continuance to January 23, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of December 5, 12, 19, 1996.
4. PLANNING COMMISSION HEARING SCHEDULE FOR 1997. Per Article IV, Section 1 of the Rules and Regulations of the San Francisco Planning Commission, the Commission will consider for adoption an annual hearing schedule that includes proposed cancellation dates that accommodates various holidays throughout the year.
5. ELECTION OF OFFICERS: In accordance with Article II, Section 1 of the Rules and Regulations of the San Francisco Planning Commission, the President and Vice President of the Commission shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January

each year.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

8. Informational presentation - GAP Headquarters Building. Presentation by the San Francisco Redevelopment Agency and project architects of architectural plans for a 540,000 sq. ft. office building in the Rincon Point-South Beach Redevelopment Area.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 96.612C (ZWIERZYCKI)

281 CASTRO STREET, Assessor's Block 3561, Lot 33, near the northeastern corner of 16th Street: Request for Conditional Use authorization for the conversion of three bedrooms in an existing Two-Family Residential Dwelling occupying a two-story over basement building to three "bed and breakfast" rooms, within an RH-3 (Residential, House, Three-Family) District.

NOTE: On January 9, 1997, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -1, with Commissioner Marks voting no. The matter was continued to 1/16/97 for final action.

F. REGULAR CALENDAR

10. (BADINER)

TRANSBAY BUS FACILITY: Informational hearing and Planning Commission comments on conceptual Main/Beale Regional Bus Facility alternatives.

11. (MONTAÑA)

FEDERAL BUILDING REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN AMENDMENT. Consideration of an amendment to the current Federal Office Building 10th and Market Street Preliminary Plan. The Federal General Services Administration(GSA) proposes to construct an office building near the City's Civic Center to house Federal agencies presently located throughout the City in leased space. The GSA wishes to consolidate their administrative office functions and locate within a building which they own and operate. The GSA has asked the City to give them a parcel upon which they will build an approximately 475,000 net square feet office building. The Redevelopment Agency would purchase the property and deed it to the Federal government. The GSA is looking at two sites: One at 10th and

Market/Mission Streets which is the subject of the current Preliminary Plan; and a second site at 7th and Mission Street which would be included in the proposed amended Preliminary Plan. Results of environmental analyses, design and construction cost analyses, neighborhood character studies, and other economic/fiscal studies would determine the selection of the project site.

(Continued from Regular Meeting of January 9, 1997)

12. (MONTAÑA)

SOUTH OF MARKET REDEVELOPMENT PROJECT AREA PRELIMINARY PLAN.

Presentation of and consideration of adoption of a South of Market Redevelopment Project Area Preliminary Plan for an approximately 62 acre portion of the South of Market generally bounded by Mission, Harrison, Fifth and Seventh Streets. The Planning Commission will consider selection of the project area boundaries, consistency with the General Plan and generalized land uses and densities. For further information, please call Susana Montaña at 558-6313.

13. 94.285C (ANDRADE)

2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.

(Continued from Regular Meeting of December 19, 1996)

NOTE: On 12/19/96, the Commission closed public hearing and continued the matter to 1/16/97.

14. 96.487C (BERKOWITZ)

1 CRYSTAL STREET, northwest corner with DeLong Street, Lot 4A in Assessor's Block 7155: Request for Conditional Use Authorization to expand an existing 6 bed residential care facility to an 11 bed facility within an existing single family house in an RH-1 (House, One-Family) District and a 40-X height and bulk district.

(Continued from the Regular Meeting of December 5, 1996)

NOTE: On 12/5/96, following public testimony, the Commission continued this matter to January 16, 1997 with the following direction to staff: report on the Fair Housing laws as relates to this case; confirm legal number of bedrooms and parking spaces.

15. 96.682C (PEPPER)

5000-5026 GEARY BOULEVARD, northwest corner at 14th Avenue; Lots 24 and 25 in Assessor's Block 1446: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six antennas on the roof of the existing commercial building and a base transceiver station behind the existing adjacent commercial building as part of a wireless communication network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The existing building is approximately 37 feet in height. The antennas and

base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 43 feet above sidewalk grade. The base transceiver station, which measures approximately 17 feet wide by 12 feet deep, would be located behind the existing adjacent building at the northern boundary of the property and would not be in a parking space.

(Continued from the Regular Meeting of January 9, 1997)

16. 96.693C (PEPPER)
1740 SLOAT BOULEVARD, northeast corner at 35th Avenue; Lot 10 in Assessor's Block 2522 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three panel antennas inside the existing church steeple and a base transceiver station on the roof of the existing church building as part of a wireless communication network operated by Pacific Bell Mobile Services in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The existing church is approximately 27 feet tall, with a 78-foot steeple. Each panel antenna measures approximately five feet high by six inches wide. The tops of the antennas would be approximately 56 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by four feet wide by two feet deep, would be located on the lower roof.
17. 96.725C (PEPPER)
274 BRANNAN STREET, north side between First and Second Streets; Lot 73 in Assessor's Block 3774 - Request for Conditional Use authorization under Section 818.73 of the Planning Code to install a total of two microwave dishes on the roof of the existing commercial building as part of a wireless communication network in an SSO (Service/Secondary Office) District and a 50-X Height and Bulk District. The dishes are part of a wireless transmission network operated by GTE Mobilnet. The existing building is approximately 78 feet tall. Each microwave dish measures approximately six feet in diameter. The tops of the dishes would be approximately 84 feet above sidewalk grade.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

18. 96.625D (PASSMORE/GORDON)
2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.
(Continued from the Regular Meeting of December 5, 1996)
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matter to January 16, 1997 with instructions that the absent commissioner receive the hearing tape and all case material prior to final action. The vote was +6 -0 with Commissioner Mills absent.

19. 96.676D (PASSMORE/WANG)
437 LIBERTY STREET, south side between Noe and Sanchez Streets, Lot 039 in Assessor's Block 3604 - Request for Discretionary Review of Building Permit Application No. 9612469 proposing construction of a second floor addition, at the existing one-story over garage, single family dwelling.
(Continued from the Regular Meeting of January 9, 1997)
20. 96.598D (PASSMORE/PUTRA)
2865 DIVISADERO STREET, west side between Union and Green Streets, Lot 002 in Assessor's Block 0951 - Request for Discretionary Review of Building Permit Application No. 9614546 proposing to extend the existing 3rd floor master bedroom to the rear within the existing building envelope of a 3-story over-basement single-family dwelling in an RH-1 (House, One-Family) District.
(Continued from the Regular Meeting of December 19, 1996)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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970116

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<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	8/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
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Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan -</u>	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen's Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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*
NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION
THURSDAY, JANUARY 23, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JAN 22 1997

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Roll Call:

Planning Commission
Redevelopment Agency Commission

A. SPECIAL CALENDAR

1. 95.102E (BILLOVITS)
SAN FRANCISCO KAISER MEDICAL CENTER GEARY CAMPUS DEVELOPMENT PROJECT, Public Hearing on Draft Environmental Impact Report. The project is a phased development program through the year 2010 consisting of the demolition of 17 buildings and the construction of five new buildings at the Kaiser Medical Center Geary Campus, on the blocks generally bounded by Garden Street, Broderick Street, St. Joseph's Avenue, O'Farrell and Divisadero Streets. Overall, the project proposes construction of about 638,000 square-feet of net-new medical office space and multi-level underground parking garages of about 1300 spaces. The project area includes properties within the land use jurisdictions of both the Planning Department and the San Francisco Redevelopment Agency. The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on December 13, 1996.
Note: Written comments will be received at the Planning Department until 5:00 p.m. on January 27, 1997.
2. 94.670E (GLASNER)
SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT, Certification of Final Environmental Impact Report. In addition to broadening the activities beyond those available under the existing redevelopment plan, the proposed Plan Amendment would expand the boundaries of the existing redevelopment area. The proposed project would allow the Redevelopment Agency to expand revitalization efforts to properties other than those damaged by the Loma Prieta Earthquake. The amendment proposal designates uses for 58 opportunity sites in the Project Area, bounded generally by Stevenson, Mission, and Natoma Streets on the north, Harrison Street on the south, Fourth and Fifth Streets on the east and Seventh and Russ Streets on the west. The EIR has been prepared jointly by the San Francisco Planning Department and the Redevelopment Agency; it analyzes potential environmental impacts of various developments and activities that could occur as a result of the proposed Plan Amendment. **Note: The period of receipt of comments on this document closed on November 4, 1996. The Planning and Redevelopment Commissions held a joint public hearing to receive testimony**

on the Draft EIR on October 24, 1996. No testimony will be taken at this meeting.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Agency Commission. Members of the public may address the Commissions for up to three minutes. **The President or chairperson may limit the total testimony to 30 minutes.**

Adjournment

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JANUARY 23, 1997

BOARD OF SUPERVISOR'S CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT

JAN 22 1997

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PUBLIC LIBRARY

3:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.727C

(ROSETTER)

106 WEST PORTAL AVENUE, north side between Vicente and Wawona Streets; Lot 1 in Assessor's Block 2988A - Consideration of a conditional use authorization to allow a Business or Professional Service use on the first story in the West Portal Neighborhood Commercial District. The specific proposal is to establish a stock broker's office for Charles Schwab & Co., Inc., in a 2,660 square-foot storefront formerly occupied by Payless Shoe Source. Office facilities, layout and specific operation could change over time. However, as currently planned, the office would contain a reception desk with two work stations, a small waiting area, five desks for conferences with several seated customers, a private conference room, a manager's office, two customer service telephone stations, two computer stock quote stations and one promotion/information video station and accessory support and storage rooms. Pursuant to Planning Code Section 729.53, a Business or Professional Service is allowed in the West Portal Neighborhood Commercial District on the

second story as a permitted use but on the first story only as a conditional use authorized by the City Planning Commission in a public hearing where members of the public are invited to comment on the proposal. Planning Code Section 790.108 defines a Business or Professional Service as, "a retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal consulting, insurance, real estate brokerage, and travel services."

(Proposed for Continuance to February 6, 1997)

2. 96.692C (GORDON)
7261 GEARY BOULEVARD, south side between Masonic Avenue and Wood Street, Lot 35 in Assessor's Block 1092 - Request for a Conditional Use Authorization to allow an automated car wash facility (defined by Section 790.18 of the Planning Code), as required by Planning Code Section 712.60, in an NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and a 40-x Height and Bulk District.
(Proposed for Continuance to February 6, 1997)
3. 96.695C (COLEMAN)
728 PACIFIC AVENUE, Lot 082 in Assessor's Block 0161, north side between Grant Avenue and Jackson Street - Request for Conditional Use authorization to modify a previous Conditional Use authorization by deleting Conditions No. 2, 4 and 9 from Resolution No. 8797 to allow ingress and egress to Pacific Avenue via the parking lot at 728 Pacific Avenue in the Chinatown Residential Neighborhood Commercial District (CRNC).
(Proposed for Continuance to February 6, 1997)
4. (PASSMORE)
INFORMATIONAL REVIEW OF RESIDENTIAL DESIGN GUIDELINES/MIRALOMA PARK AND LINCOLN MANOR. Summary report on residential zoning modifications considered by the prior Planning Commission, and the process for creating Residential Character Districts, and neighborhood specific Residential Design Guidelines, including pending proposals for Miraloma Park and Lincoln Manor. This is an informational presentation only and no action by the Commission is required.
(Proposed for continuance to February 6, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during

the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of January 9, 1997.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

8. 96.654M (SHOTLAND)
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE GENERAL PLAN. Consideration of a Resolution to amend Map 4 of the Recreation and Open Space Element of the General Plan, to designate the old Bessie Carmichael site [AB 3754, lot 16] and Sherman Way right-of-way between Cleveland and Harrison Streets, as "Proposed Public Open Space, Acquire for or Convert to Public Open Space."
9. 96.605R (SHOTLAND)
GENERAL PLAN REFERRAL ON ACQUISITION AND EXCHANGE OF PROPERTY FOR PUBLIC SCHOOL USE AND PUBLIC PARK USE IN THE SOUTH OF MARKET AREA. Consideration of a General Plan Referral on the proposed City acquisition of property on 7th Street between Folsom and Harrison Streets [AB 3754, lots 62-64], transfer of the property to the San Francisco Unified School District for construction of a new public school, in exchange for the Bessie Carmichael School site [AB 3754, lot 16], the old Bessie Carmichael School buildings would be demolished when the new school is completed, and the property would be converted into a public park.
10. (AHMADI)
KAISER SAN FRANCISCO MEDICAL CENTER, GEARY CAMPUS PROJECT, 2290 AND 2295 GEARY BOULEVARD: Determination of the significance of the shadow impact of the proposed project on Hamilton Recreation Center under Section 295 of the Planning Code.
11. 96.450C (GORDON)
1909B UNION STREET, on the south side between Buchanan and Laguna Streets, Lot 037 in Assessor's Block 0542: Request for a Conditional Use Authorization to amend City Planning Commission Conditional Use Authorization No.

94.495C/Motion No. 13765 to allow an addition of eight seats to an existing Large Fast-Food Restaurant (defined by Planning Code Section 790.90) within the Union Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The previous conditional use authorization for a restaurant restricted the establishment to a total of nine seats.

(Continued from Regular Meeting of December 12, 1996)

12. 96.502C (NIXON)
50 FREMONT STREET, west side between Mission and Market Streets, Lots 19 and 20 in Assessor's Block 3709 - Request for Conditional Use authorization to construct and operate a commercial wireless transmitting facility (television) exceeding the height limit in a C-3-0 (Downtown Commercial, Office) District with a 500-S Height and Bulk designation.
13. 96.719C (PEPPER)
1881 POST STREET, southeast corner at Fillmore Street; Lot 1 in Assessor's Block 701 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of nine antennas On the roof and a base transceiver station in the garage of the existing Kabuki Theater building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 78 feet in height. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 91 feet above sidewalk grade. The base transceiver station, which requires an area approximately 16 feet wide by 12 feet deep, would be located in the building's garage in a storage area.
14. 96.720C (PEPPER)
669-689 PORTOLA DRIVE, southeast side between Teresita Boulevard and Fowler Drive; Lots 16 and 17 in Assessor's Block 2901B - Request for Conditional Use authorization under Section 710.83 of the Planning Code to install a total of six antennas and a base transceiver station on the roof of the existing building as part of a wireless communication network in a NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 31 feet in height. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 39 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 11 feet deep, would also be located on the roof.
15. 96.730C (PEPPER)
2601 MISSION STREET, southeast corner at 22nd Street; Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six panel antennas on the exterior walls and a base transceiver station on the ninth floor of the existing Bayview Federal Bank

building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and 50-X and 65-B Height and Bulk Districts. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 137 feet in height. Each antenna measures approximately five feet high and eight inches wide. The antennas would be flush-mounted on the exterior walls and the tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 11 feet deep, would be located inside the building on the ninth floor.

16. 96.731C (PEPPER)
2195 FULTON STREET, southeast corner at Shrader Street; Lot 1 in Assessor's Block 1190 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of six panel antennas and a base transceiver station on the roof of the existing law library building as part of a wireless communication network in an RH-3 (House, Three-Family) District and an 80-D Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 60 feet in height. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 69 feet above sidewalk grade. The base transceiver station, which requires an area approximately 20 feet wide by 10 feet deep, would also be located on the roof.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

17. 96.625D (PASSMORE/GORDON)
2401 CALIFORNIA STREET, southwest corner with Fillmore Street, Lot 001 in Assessor's Block 0654 - Request for Discretionary Review of Building Permit Application No. 9618741 proposing exterior and interior building alterations to an existing small self-service restaurant to be doing business as WrapWorks in the Upper Fillmore Neighborhood Commercial District.
(Continued from the Regular Meeting of January 16, 1997)
NOTE: On 12/5/96, following public comments, the Commission continued this matter to January 16, 1997 with instructions that the absent commissioner receive the hearing tape and all case material prior to final action. The vote was +6 -0 with Commissioner Mills absent.
18. 96.528D (PASSMORE/CHAVIS)
345 VALLEY STREET, south side between Sanchez and Noe Streets, Lot 037 in Assessor's Block 6620 - Request for Discretionary Review of Building Permit

Application No. 9610492 proposing to build a deck and stairs into the rear yard at the second floor level of a single-family dwelling in an RH-2 (House, Two-Family) District.

(Continued from Regular Meeting of December 19, 1996)

19. 96.741D (PASSMORE/HART)
182 HARTFORD STREET, west side between 16th and 17th Streets, Lot 050 in Assessor's Block 3583 - Request for Discretionary Review of Building Permit Application No. 9613846 to add a partial second story (49-feet 9-inches deep) to a one-story single-family dwelling in an RH-3 (House, Three-Family) District.
20. 96.744D (PASSMORE/WANG)
1 ASHBURY TERRACE, north east corner between Piedmont and Clifford Terrace, Lot 001 in Assessor's Block 2617 - Request for Discretionary Review of Building Permit Application No. 9620712S, proposing construction of a third floor vertical addition at the existing two-story over-garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.
21. 96.705D (PASSMORE/BANALES)
157 - 24TH AVENUE, west side between El Camino del Mar and Lake Street, Lot 006 in Assessor's Block 1334 - Request for Discretionary Review of Building Permit Application no. 9616506, proposing construction of a two-story horizontal addition to a single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970123

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along

McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6075.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - Transportation Design Framework	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen's Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.

These and other Planning Department reports are also available for public reference in Public Libraries.

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE

SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY

JANUARY 23, 1997

BOARD OF SUPERVISOR'S CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT.

JAN 23 1997 For City

SAN FRANCISCO
PUBLIC LIBRARY 1st Post
1/22/97

A. ITEMS TO BE CONTINUED

1. 96.672C (GORDON)
2966 24TH STREET, north side between Harrison and Alabama Streets, Lot 17 in Assessor's Block 4206: Request for a Conditional Use Authorization to establish an automotive repair and service facility (defined by Section 790.15 of the Planning Code) within an existing building, as required by Planning Code Section 727.59 in the 24th Street-Mission Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
(Continued from the Regular Meeting of January 9, 1997)
(Proposed for continuance to February 6, 1997)
2. 96.594T (PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS. Consideration of a modification of the Planning Code initiated by the Board of Supervisors to amend Section 604 to allow a business that is relocating to a new location within 300 feet of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 and 11.
(Continued from Regular Meeting of January 9, 1997)
(Proposed for continuance to February 6, 1997)

JAN 27 1997

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PUBLIC LIBRARY

NOTICE OF CANCELLATION

**PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETINGS
ON THURSDAY
JANUARY 30, 1997**

NOTICE IS HEREBY GIVEN that the Regular Meetings of the San Francisco Planning Commission for Thursday, January 30, 1997 has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, February 6, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	CYNTHIA J. JOE
COMMISSIONER	ESTHER Y. MARKS
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS

GERALD GREEN, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

NOTICE OF SPECIAL MEETING
OF THE
SAN FRANCISCO PLANNING COMMISSION
THURSDAY

FEBRUARY 6, 1997

1:00 P.M.

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

DOCUMENTS DEPT

FEB 05 1997

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PUBLIC LIBRARY

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, Mills

SPECIAL CALENDAR

97.0808

(GREEN)

The Commission has called a special meeting to consider a determination of consistency with the San Francisco General Plan proposed Lease Revenue Bond measure to partially fund a new 49er's Stadium and necessary infrastructure.

Adjournment

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

970206S

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J, K, L, M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edellin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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1. The first section of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial data and for providing a clear audit trail. The records should be kept up-to-date and should be accessible to all authorized personnel.

2. The second section of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial data and for providing a clear audit trail. The records should be kept up-to-date and should be accessible to all authorized personnel.

3. The third section of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial data and for providing a clear audit trail. The records should be kept up-to-date and should be accessible to all authorized personnel.

4. The fourth section of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial data and for providing a clear audit trail. The records should be kept up-to-date and should be accessible to all authorized personnel.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

5
4
6/97

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
FEBRUARY 6, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

FEB 03 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Marks, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.631C (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 60-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 63 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet from the armory building. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land. (Proposed for Continuance to February 13, 1997)
2. 96.718C (PEPPER)
WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver stations at the west side of the property as part of a wireless

communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The poles would be replaced and extended by five feet. The lights will remain at the same height, and the antennas will be mounted on the top of the new poles. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 35 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep and the west side of the property in a proposed fenced area.
(Proposed for Continuance to February 13, 1997)

3. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Proposed for Continuance to February 20, 1997)
4. 95.336CR PUBLIC HEARING CLOSED (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.
(Proposed for Continuance to February 20, 1997)
5. 96.610CX (NIXON)
801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.
(Proposed for Continuance to February 13, 1997)

6. 96.704D (OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.
(Continued from Regular Meeting of January 16, 1997)
(Proposed for continuance to February 20, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption -- draft minutes of January 16, and 23, 1997.

D. DIRECTOR'S REPORT

8. (GREEN/Sr. Staff)
Consideration of Supplemental Appropriation Request for Permit Processing and Support Services, not to exceed \$ 495, 000.

9. DIRECTOR'S ANNOUNCEMENTS

10. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. UNCONTESTED CASE CALENDAR

The following items appear to be uncontested cases, and as of the date of publication of the Commission Calendar, no letters or phone calls opposing the requested authorization have been received by the Department staff. Following review by the Department, it has been determined that the project complies with the criteria of Section 303(c) of the Planning Code. The Planning Director's preliminary recommendation is for approval with appropriate conditions. These cases are therefore considered routine and will be acted upon by a single

roll call vote of the Commission. There will be no staff presentation nor discussion of these items unless a member of the Planning Commission or the General Public so requests. In the event of a request for discussion, the Planning Commission may entertain limited discussion prior to taking action or continue the matter to another regular scheduled hearing date. The Commission President will announce the date of the hearing at the time the item is removed from the uncontested calendar.

11. 96.755Q (ANDRADE)
2507 POLK STREET, Lot 8 in Assessor's Block 523, west side between Greenwich and Filbert Streets - Application for conversion of six residential units to a condominium subdivision in an RM-2 (Residential Mixed, Moderate Density) District.
12. 97.004Q (ANDRADE)
1919- 20TH STREET, Lot 65A in Assessor's Block 4096; south side between DeHaro and Carolina Streets - Application for conversion of six residential units to a condominium subdivision in an RM-1 (Residential, Mixed, Low Density) District.

F. REGULAR CALENDAR

13. 96.672C **Public Hearing Closed on 1/9/97** (GORDON)
2966 24TH STREET, north side between Harrison and Alabama Streets, Lot 17 in Assessor's Block 4206 - Request for Conditional Use Authorization to establish an automotive repair and service facility (defined by Section 790.15 of the Planning Code) within an existing building, as required by Planning Code Section 727.59 in the 24th Street-Mission Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of January 23, 1997)
14. 94.285C (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
(Continued from Regular Meeting of January 16, 1997)
NOTE: On 1/16/97, the Commission closed public hearing and continued to 2/6/97, instructing the sponsor to complete all required work by 1/31/97.
15. 96.727C (ROSETTER)
106 WEST PORTAL AVENUE, north side between Vicente and Wawona Streets; Lot 1 in Assessor's Block 2988A: - Consideration of a conditional use authorization to allow a Business or Professional Service use on the first story in the West Portal Neighborhood Commercial District. The specific proposal is to establish a stock broker's office for Charles Schwab & Co., Inc. in a 2,660 square-foot storefront formerly occupied by Payless Shoe Source. Office facilities, layout and specific operation could change over time. However, as currently planned, the office would

contain a reception desk with two work stations, a small waiting area, five desks for conferences with several seated customers, a private conference room, a manager's office, two customer service telephone stations, two computer stock quote stations and one promotion/information video station and accessory support and storage rooms. Pursuant to Planning Code Section 729.53, a Business or Professional Service is allowed in the West Portal Neighborhood Commercial District on the second story as a permitted use but on the first story only as a conditional use authorized by the City Planning Commission in a public hearing where members of the public are invited to comment on the proposal. Planning Code Section 790.108 defines a Business or Professional Service as, "a retail use which provides to the general public, general business or professional services, including but not limited to, architectural, management, clerical, accounting, legal consulting, insurance, real estate brokerage, and travel services."

(Continued from Regular Meeting of January 23, 1997)

16. 96.692C (GORDON)
2761 GEARY BOULEVARD, south side between Masonic Avenue and Wood Street, Lot 35 in Assessor's Block 1092 - Request for a Conditional Use Authorization to allow an automated car wash facility (defined by Section 790.18 of the Planning Code), as required by Planning Code Section 712.60, in an NC-3 (Moderate-Scale) Neighborhood Commercial Zoning District and a 40-x Height and Bulk District.
(Continued from Regular Meeting of January 23, 1997)
17. 96.695C (COLEMAN)
728 PACIFIC AVENUE, Lot 082 in Assessor's Block 0161, north side between Grant Avenue and Jackson Street - Request for Conditional Use authorization to modify a previous Conditional Use authorization by deleting Conditions No. 2, 4 and 9 from Resolution No. 8797 to allow ingress and egress to Pacific Avenue via the parking lot at 728 Pacific Avenue in the Chinatown Residential Neighborhood Commercial District (CRNC).
(Continued from Regular Meeting of January 23, 1997)
18. 96.487C (BERKOWITZ)
1 CRYSTAL STREET, northwest corner with DeLong Street, Lot 4A in Assessor's Block 7155: Request for Conditional Use Authorization to expand an existing 6 bed residential care facility to an 11 bed facility within an existing single family house in an RH-1 (House, One-Family) District and a 40-X height and bulk district.
(Continued from Regular Meeting of December 5, 1996)
19. 96.594T (PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and

the relocated sign must comply with applicable provisions of Articles 10 & 11.
(Continued from Regular Meeting of January 23, 1997)

20. 96.632CR (PEPPER)
10TH AVENUE AND MENDOSA AVENUE, northeast corner of Mendosa and Cragmont Avenues; Lot 40 in Assessor's Block 2207: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to replace the City's existing 80-foot lattice antenna tower with a new 100-foot pole to be shared by the City and Sprint and install a total of six panel antennas on the proposed pole, and install a base transceiver station in a proposed fenced area as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each panel antenna measures approximately five feet high by eight inches wide. The three antennas would be mounted at varying heights with the tops of the antennas being approximately 30 feet, 40 feet, and 50 feet above grade. The base transceiver station measures approximately 21 feet wide by 12 feet deep. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of January 9, 1997)
21. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
22. 97.014C (PEPPER)
1485 BAYSHORE BOULEVARD, east side between Egbert and Paul Avenue; Lot 12 in Assessor's Block 5431A - Request for Conditional Use authorization under Section 227(i) of the Planning code to install a total of two antennas on an existing rooftop tower and a base transceiver station on the fourth floor of an existing commercial building as part of a wireless communication network in an M-1 (Light Industrial) District and a 65-J Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 44 feet in height, and the top of the tower is

approximately 71 ft above grade. Each antenna measures approximately five ft high by eight inches wide. The tops of the antennas would be approximately 81 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 13 feet deep, would be located on the fourth floor of the building.

23. 97.015C (PEPPER)
552 MONTGOMERY STREET, southeast corner at Clay Street; Lots 28 and 29 in Assessor's Block 228: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of nine antennas on the roof and a base transceiver station on the lower roof of an existing commercial building as part of a wireless communication network in a C-3-O (Downtown Office) District and a 75-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 125 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 140 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 12 feet deep, would be located on the lower roof of the building.
24. 97.016C (PEPPER)
2775 VAN NESS AVENUE, southwest corner at Lombard Street; Lot 30 in Assessor's Block 503: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of nine antennas on the rooftop penthouses and a base transceiver station on the lower roof of the existing Comfort Inn building as part of a wireless communication network in an RC-3 (Residential-Commercial, Medium Density) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 114 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 128 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 13 feet deep, would be located on the lower roof of the building.
25. (PASSMORE)
INFORMATIONAL REVIEW OF RESIDENTIAL DESIGN GUIDELINES/ LINCOLN MANOR. Summary report on residential zoning modifications considered by the prior Planning Commission, and the process for creating Residential Character Districts, and neighborhood specific Residential Design Guidelines, such as a pending proposals for Lincoln Manor. No action by the Commission is required.
(Continued from Regular Meeting of January 23, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME

OR DATE AS DETERMINED BY THE COMMISSION

26. 96.710D/D **PUBLIC HEARING CLOSED** (WANG)
5424 ANZA STREET, north side between 45th and 46th Avenues, Lot 014 in Assessor's 1499 - Request for Discretionary Review of Building Permit Application No. 9611459 proposing the construction of a two-story vertical addition to the existing one-story single-family dwelling in an RH-1 (Residential, House, One-Family) District. (Continued from Regular Meeting of January 9, 1997)
27. 96.602D (FALLAY)
3767 - 23RD STREET, south side between Church and Chattanooga Streets, Lot 040 in Assessor's Block 3650 - Request for Discretionary Review of Building Permit Application No. 9613541S, proposing to construct a second-story addition and a first-floor rear addition to the one-story over-garage single-family dwelling in an RH-2 (House, Two-Family) District.
28. 96.745D (ARCE)
1346 NOE STREET, west side between 26th and Army Streets, Lot 006 in Assessor's Block 6563 - Request for Discretionary Review of Building Permit Application Nos. 9619625 and 9619617, proposing construction of a new two-family dwelling, three-story over-garage building and demolition of an existing building in an RH-2 (House, Two-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970206

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J, K, L, M and N.

Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Strategy	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.

These and other Planning Department reports are also available for public reference in Public Libraries.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF THE HISTORY OF ARTS
AND ARCHITECTURE
1100 EAST 58TH STREET
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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 13, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.
FEB 11 1997
SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
7-18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Proposed for Continuance to February 27, 1997)
2. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section

234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to February 20, 1997)

3. 96.718CR (PEPPER)
WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver stations at the west side of the property as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The lights will remain at the same height, and the antennas will be mounted bellow the lights. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 28 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep and the west side of the property in a proposed fenced area. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance to February 20, 1997)
4. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Street; Lot 9 in Assessor's's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles transeiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would

measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to February 20, 1997)

5. 96.780C (PEPPER)

1100 OAK STREET, (also known as 425 Divisadero Street), northwest corner at Divisadero Street; Lot 16 in Assessor's Block 1215 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of twelve antennas and a base transceiver station on the roof of an existing building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 45 feet in height. Each antenna measures approximately four feet high by one foot wide. Four antennas would be mounted on an existing penthouse and the tops of the antennas would be approximately 55 feet above sidewalk grade. Eight antennas would be mounted on the roof of the penthouse and would be enclosed in fiberglass designed to match the existing penthouse. The base transceiver station, which requires an area approximately 20 feet wide by 10 feet deep, would be located within the existing penthouse on the roof of the building.

(Proposed for Continuance to February 20, 1997)

6. 97.024CR (PEPPER)

11 PHELAN AVENUE, northwest corner at Ocean Avenue; Lot 1 in Assessor's Block 3180 - Request for Conditional Use authorization under Section 234.2 of the Planning code to install a total of six panel antennas on the existing hose tower of the fire station building and a base transceiver station on the roof as part of a wireless communication network in a P (Public) District and a 65-A Height and Bulk District. The existing building is approximately 28 feet in height, and the hose tower is approximately 58 feet in height. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 48 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 17 feet wide by nine feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to February 20, 1997)

7. 97.025CR (PEPPER)

100 HOFFMAN AVENUE, southwest corner at Alvarado Street; Lot 1 in Assessor's Block 2801 - Request for Conditional Use authorization under Section 234.2 of the

Planning Code to install a total of four antennas and a base transceiver station on the facade at the roof line of an existing fire station building as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 38 feet in height. Each antenna measures approximately five feet high by eight inches wide. The antennas would be mounted on the building's facade and the tops of the antennas would be approximately 38 feet above sidewalk grade. The base transceiver station, which requires an area approximately five feet high by 16 feet wide by 10 feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to February 20, 1997)

8. 97.030C (PEPPER)
2301 POWELL STREET, southwest corner at Northpoint Street; Lot 1 in Assessor's Block 31 - Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of nine antennas on the rooftop penthouses and a base transceiver station in the basement of the existing building as part of a wireless communication network in a C-2 (Community Business) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 68 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 80 feet above sidewalk grade. The base transceiver station, which requires an area approximately 21 feet wide by 10 feet deep, would be located in the basement of the building.
(Proposed for Continuance to February 20, 1997)
9. 97.043C (PEPPER)
1435 SAN BRUNO AVENUE, east side between Cesar Chavez and 25th Streets; Lots 28 and 29 in Assessor's Block 4279: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of six antennas on an existing pole and a base transceiver station in an adjacent proposed fenced area as part of a wireless communication network in an M-1 (Light Industrial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing pole is approximately 55 feet in height. The pole would be extended and the proposed antennas would be mounted at the top of the pole. Each antenna measures approximately five feet high by eight inches wide and the tops of the antennas would be approximately 73 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 12 feet deep, would be located adjacent to the pole in a proposed fenced area.
(Proposed for Continuance to February 20, 1997)

10. 96.730C (PEPPER)
2601 MISSION STREET, southeast corner at 22nd Street; Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six panel antennas on the exterior walls and a base transceiver station on the ninth floor of the existing Bayview Federal Bank building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and 50-X and 65-B Height and Bulk Districts. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 137 feet in height. Each antenna measures approximately five feet high and eight inches wide. The antennas would be flush-mounted on the exterior walls and the tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 11 feet deep, would be located inside the building on the ninth floor.
(Proposed for Continuance to February 20, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. **If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.**

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

11. DIRECTOR'S ANNOUNCEMENTS
12. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

13. (GREEN/SR. STAFF)
DEPARTMENT'S BUDGET HEARING, Public hearing on Planning Department budget and work program for FY 1997-98

14. (KENDALL)
TREASURE ISLAND REUSE PLAN, Briefing on new information affecting Treasure Island Reuse Planning, including interim use proposals, economic feasibility recommendations by the Urban Land Institute, transportation analysis and seismic safety studies of specific buildings. In light of this information, specific policy guidance from the Commission regarding interim uses, housing and Plan implementation will be requested for use in preparing the Final Reuse Plan, Area Plan and other planning documents.
15. 96.758M (BADINER)
250 STEUART STREET, Block 3741, Lots 33, Block 3742, Lot 12 and Assessor's Blocks 3716, 3715, 3741, 3742, 3743 - Consideration of a request to initiate proposed amendments to the Northeastern Waterfront Plan and the removal of the Rincon Point-South Beach Rincon Point Sub-Area Redevelopment Plan from the boundaries of the Downtown Plan to find the Gap Development Project in conformity with the General Plan, and Master Plan Referral of Amendments to the Rincon Point-South Beach Redevelopment Plan and Design for Development.
16. 96.594T (PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 & 11.
17. 97.031T (ROSETTER)
HOURS OF OPERATION EXEMPTION FOR PHARMACIES, Consider public testimony in response to a staff recommendation for approval of a Planning Code amendment initiated by the Board of Supervisors that would exempt qualifying pharmacies from the restriction on the hours of operation that applies to businesses in the Neighborhood Commercial and Chinatown Mixed Use zoning districts.
(Commission action is schedule for February 20, 1997)
18. 97.038C (BANALES)
400 CORTLAND AVENUE, southeast corner of Cortland Avenue and Bennington Street; Lot 22 in Assessor's Block 5678 - Request for Conditional Use authorization to establish a large fast food restaurant as defined by Planning Code Section 790.90 in an NC-2 (Neighborhood Commercial, Small Scale) and 40-X Height and Bulk District,

pursuant to Planning Code Section 711.43.

19. 96.694C (MILLER)
2950 BUSH STREET, north side between Lyon Street and Presidio Avenue, Lot 13A in Assessor's Block 1046 -- Request for authorization of a **CONDITIONAL USE** to create **THREE NEW LOTS** each with a **WIDTH LESS THAN 25 FEET** and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
20. 96.723C (MILLER)
1261V DE HARO STREET, east side between 23rd and 24th Streets, Lot 43 in Assessor's Block 4218 -- Request for authorization of a **CONDITIONAL USE** to create **TWO NEW LOTS** each with a **WIDTH LESS THAN 25 FEET** and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.

Adjournment

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970213

ACCESSIBLE MEETING POLICY

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based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 7/1/96	7/1/96	15.00
Amendments to the General Plan 9/1/95 through 7/1/96	7/1/96	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen's Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 20, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

FEB 18 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Continued from Regular Meeting of February 6, 1997)
(Proposed for continuance to February 27, 1997)

2. 96.539E (PARKER)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8 ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.
(Proposed for Continuance to February 27, 1997)
3. 97.040C (PEPPER)
336-350 JUDAH STREET, northeast corner at 9th Avenue; Lot 22 in Assessor's Block 1763 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of 12 antennas on the roof and a base transceiver station in the basement of an existing mixed use (commercial/residential) building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Cellular One. The existing building is approximately 70 feet in height. Each antenna measures approximately four feet high by eight inches wide. The tops of the antennas would be approximately 74 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 13 feet deep, would be located in the basement of the building.
(Proposed for Continuance to February 27, 1997)
4. 96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.
(Proposed for Continuance to March 6, 1997)
5. 95.336CR (NIXON)
USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard and open space standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family)

District with a 40-X Height and Bulk designation.

(Continued from Regular Meeting of February 6, 1997)

(Proposed for continuance to March 6, 1997)

NOTE: On 1/9/97, following testimony, the Commission closed public hearing and continued this matter to 2/6/97. On 1/23/97, the Commission President instructed the Commission secretary to note on future agendas that, the public hearing will remain open on any modifications/changes to this project.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption -- draft minutes of February 6, 1997.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures

18. 97.025CR (PEPPER)
100 HOFFMAN AVENUE, southwest corner at Alvarado Street; Lot 1 in Assessor's Block 2801 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of four antennas and a base transceiver station on the facade at the roof line of an existing fire station building as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 38 feet in height. Each antenna measures approximately five feet high by eight inches wide. The antennas would be mounted on the building's facade and the tops of the antennas would be approximately 38 feet above sidewalk grade. The base transceiver station, which requires an area approximately five feet high by 16 feet wide by 10 feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of February 13, 1997)
19. 97.030C (PEPPER)
2301 POWELL STREET, southwest corner at Northpoint Street; Lot 1 in Assessor's Block 31 - Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of nine antennas on the rooftop penthouses and a base transceiver station in the basement of the existing building as part of a wireless communication network in a C-2 (Community Business) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 68 feet in height. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 80 feet above sidewalk grade. The base transceiver station, which requires an area approximately 21 feet wide by 10 feet deep, would be located in the basement of the building.
(Continued from Regular Meeting of February 13, 1997)
20. 96.730C (PEPPER)
2601 MISSION STREET, southeast corner at 22nd Street; Lot 69 in Assessor's Block 3637 - Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of six panel antennas on the exterior walls and a base transceiver station on the ninth floor of the existing Bayview Federal Bank building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and 50-X and 65-B Height and Bulk Districts. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 137 feet in height. Each antenna measures approximately five feet high and eight inches wide. The antennas would be flush-mounted on the exterior walls and the tops of the antennas would be approximately 82 feet above sidewalk grade. The base transceiver station, which requires an area approximately 14 feet wide by 11 feet deep, would be located inside the building on the ninth floor.
(Continued from Regular Meeting of February 13, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

21. 96.704D (OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.
(Continued from Regular Meeting of February 6, 1997)
22. 97.039D (PASSMORE)
3026 SANTIAGO STREET, north side between 41st and 42nd Avenues, Lot 018A in Assessor's Block 2308 - Request for Discretionary Review of Building Permit Application No. 9622807, proposing construction of a two-story addition to the rear of the existing one-story over-garage single-family dwelling in an RH-1 (House, One-Family) District.
23. 96.192D/DD (ANDRADE/PASSMORE)
148-18TH AVENUE, east side between Lake and California Streets, Lot 33 in Assessor's Block No. 1377, proposing construction for a rear top floor addition in an RH-2 (House, Two-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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970220

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<u>Design for Development Framework</u>		
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ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 20, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

FEB 20 1997

SAN FRANCISCO
PUBLIC LIBRARY

55
1/20/97
A. ITEMS TO BE CONTINUED

96.594T

(PASSMORE)

NEIGHBORHOOD COMMERCIAL SIGN CONTROLS. Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 & 11.

(Continued from the Regular Meeting on February 13, 1997)

(Proposed for continuance to a date to be determined at the Regular Meeting on February 20, 1997)

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
FEBRUARY 27, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

FEB 25 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 97.020D (BANALES)
411 - 27TH STREET, south side between Noe and Sanchez Streets, Lot 042 in Assessor's Block 6591 - Request for Discretionary Review of Building Permit Application No. 9608803S, proposing a horizontal extension to the rear of 18 feet, plus a 22-foot deck and a single-story third-floor addition in an RH-2 (House, Two-Family) District.
(Proposed for Continuance to March 6, 1997)

B. PUBLIC COMMENT

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Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of adoption -- draft minutes of February 13, 1997.

D. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 96.717C (PEPPER)

1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

(Continued from the Regular Meeting of February 20, 1997)

NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

F. REGULAR CALENDAR

6. 96.610CX (NIXON)

801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.

(Continued from Regular Meeting of February 20, 1997)

NOTE: On 2/20/97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.

7. 96.539E (PARKER)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8 ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.
(Continued from Regular Meeting of February 20, 1997)
8. 96.656A (PAEZ)
256 GRANT AVENUE, southeast corner of the intersection of Sutter Street and Grant Avenue, Lot 9 in Assessor's Block 293 - Request for authorization of a Permit to Alter a Category 1 Significant Building pursuant to Section 1111.4 of the City Planning Code. The subject property, within the Kearny-Market-Mason-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of November 6, 1996 under Resolution No. 494.
(Continued from Regular Meeting of February 20, 1997)
9. 97.017C (ZWIERZYCKI)
1040 COLUMBUS AVENUE, Assessor's Block 0050, Lot 001, east side between Francisco and Chestnut Streets - Request for Conditional Use authorization to allow a retail full-service restaurant in the North Beach Neighborhood Commercial District.
10. 96.733C (BERKOWITZ)
1612 NORIEGA STREET, north side between 23rd and 24th Avenues, Lot 23 in Assessor's Block 2026 - Request for Conditional Use to allow the elimination of a parking space for a residential unit in an NC-2 (Small-Scale Neighborhood Commercial) District.
11. 96.723C (MILLER)
1261V DE HARO STREET, east side between 23rd and 24th Streets, Lot 43 in Assessor's Block 4218 -- Request for authorization of a CONDITIONAL USE to create TWO NEW LOTS each with a WIDTH LESS THAN 25 FEET and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
12. 96.594T (PASSMORE)
NEIGHBORHOOD COMMERCIAL SIGN CONTROLS, Consideration of a modification of the Planning Code initiated by Board of Supervisors to amend Sec. 604 to allow a business that is relocating to a new location within 300 ft of its existing location to also relocate one existing business sign that would be nonconforming in its new location together with its associated sign structure, except that in no event may a painted sign or a sign with flashing, blinking, fluctuating or otherwise animated light be relocated unless in conformity with current Code requirements applicable to its new location and the relocated sign must comply with applicable provisions of Articles 10 & 11.
(Continued from the Regular Meeting on February 20, 1997)

13. 97.040C (PEPPER)
336-350 JUDAH STREET, northeast corner at 9th Avenue; Lot 22 in Assessor's Block 1763 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of 12 antennas on the roof and a base transceiver station in the basement of an existing mixed use (commercial/residential) building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Cellular One. The existing building is approximately 70 feet in height. Each antenna measures approximately four feet high by six inches wide. The tops of the antennas would be approximately 74 feet above sidewalk grade. The base transceiver station, which requires an area approximately 22 feet wide by 13 feet deep, would be located in the basement of the building. (Continued from Regular Meeting of February 20, 1997)
14. 97.034D (ARCE)
2360 BROADWAY, north side between Steiner and Fillmore Streets, Lot 008 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9621279, proposing an extension to the existing building by adding two stories to the rear of a three-story addition to the west side in an RH-1 (Family, One-House) District.
15. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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970227

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<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
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Changes in the Housing Inventory	5/1/96	3.00
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Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
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South Bayshore-A New Beginning		
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NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
SMALL BUSINESS ADVISORY COMMISSION
THURSDAY, FEBRUARY 27, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
5:00 P.M.

Roll Call:

Planning Commission
Small Business Advisory Commission

A. SPECIAL CALENDAR

- 1a. 96.587T (GALLAGHER)
NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION, DEMOLITION, AND CHANGE OF USE IN NEIGHBORHOOD COMMERCIAL DISTRICTS - Consideration of proposed amendment to Articles 3 and 7 of the San Francisco Planning Code which would require the Planning Department to place all permit applications for new construction, alterations which increase the building envelope, demolition, and change of use on hold for 30 days while the Department notifies all property owners and tenants within 150 feet of the proposal. The amendments would also require the approval of a replacement building before a demolition application is approved and would mandate design review according to the standards of the General Plan. The purpose of the amendments is to provide neighborhood residents and businesses with notice about proposals in Neighborhood Commercial Zoning Districts (NCD's) before the Planning Department acts on the proposals and to require design review of new construction and exterior alterations in NCD's.
- 1b. 96.640T (GALLAGHER)
PRE-APPLICATION SIGN POSTING FOR NEIGHBORHOOD COMMERCIAL PROPOSAL - Consideration of proposed amendments to Article 3 of the San Francisco Planning Code which would require a project applicant to post a sign on the property that is the subject of an application for new construction, alterations which increase the building envelope, demolition, change of occupancy or change of some types of use within all Neighborhood Commercial Districts except the NC-S District and for some proposals involving a nonconforming use in a Residential District, at least 15 days before making any type of application to the City. The purpose of the amendments is to provide early notice to neighborhood residents and businesses about nonresidential proposals in residential districts (called nonconforming uses) and about proposals in Neighborhood Commercial zoning districts. These amendments will be considered with those described under Case No.96.587T (NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION DEMOLITION, AND CHANGE OF USE IN NEIGHBORHOOD COMMERCIAL DISTRICT). In the course of considering these amendments, the Planning Commission may combine aspects of both proposals or otherwise develop alternative amendments for the purpose of

providing neighborhood notice for Neighborhood Commercial Districts and/or for nonresidential proposals in Residential Districts.

2. 96.639T (GALLAGHER)

ESTABLISHMENT OF NEIGHBORHOOD COMMERCIAL ADVISORY COUNCILS TO REVIEW CONDITIONAL USE APPLICATIONS IN NEIGHBORHOOD COMMERCIAL INDIVIDUAL AREA DISTRICTS - Consideration of proposed amendments to Article 7 of the San Francisco Planning Code which would allow the Board of Supervisors to designate a Neighborhood Commercial Advisory Council within each of the 16 individually named Neighborhood Commercial Zoning Districts (NCD's). The Advisory Council would be provided notice of conditional use applications within NCD's and provide written advisory recommendations to the Planning Commission prior to their action on conditional use applications.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Small Business Advisory Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

Adjournment

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85
14
6/97
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 6, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 05 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.
(Proposed for Continuance to March 20, 1997)
2. 96.718CR (PEPPER)
WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver station at the west side of the property as part of a wireless

communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The lights will remain at the same height, and the antennas will be mounted below the lights. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 28 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep at the west side of the property in a proposed fenced area. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Proposed for Continuance to March 20, 1997)

3. 97.025CR (PEPPER)
100 HOFFMAN AVENUE, southwest corner at Alvarado Street; Lot 1 in Assessor's Block 2801 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of four antennas on the facade at the roof line and a base transceiver station on the lower roof of an existing fire station building as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 38 feet in height. Each antenna measures approximately five feet high by eight inches wide. The antennas would be mounted on the building's facade and the tops of the antennas would be approximately 38 feet above sidewalk grade. The base transceiver station which requires an area approximately five feet high by 16 feet wide by 10 feet deep, would be located on the lower roof of the building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance Indefinitely)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption -- draft minutes of February 20, 1997.

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

7. (GIANT'S REP.)

DESIGN WORKSHOP ON THE PROPOSED BALLPARK FOR THE GIANTS.

Presentation by the project sponsor regarding the design elements of the proposed approximately 42,000 seat ballpark and related commercial uses at China Basin. The Commission will also be provided with an update on other matters related to development of the ballpark.

8. (CHIONG)

PUBLIC HEARING ON LIVE/WORK ISSUES. Informational presentation on live/work.

Discussion on design, enforcement and land use compatibility concerns.

9. (ALBERT)

BICYCLE PLAN. Informational presentation on the San Francisco Bicycle Plan prepared in collaboration with the Department of Parking and Traffic as part of the implementation program of the Transportation Element on the General Plan.

3:30 P.M.

10. 96.610CX (NIXON)

801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.
(Continued from Regular Meeting of February 27, 1997)

NOTE: On 2/20/ 97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.

11. 95.336CR (NIXON)

USF LONE MOUNTAIN CAMPUS, south side of Anza Street between Parker and Wood Streets and USF Lone Mountain Campus adjacent to the Rossi wing of the Lone Mountain Building; Lot 3A in Assessor's Block 1107; Request for Conditional Use Authorization to construct up to 136 dwelling units, up to 34 group housing units, and as a Planned Unit Development seeking exceptions from rear yard standards, modification of building height measurement method, allowance of parking exceeding 150% of the requirement and review of the proposed reconfiguration and improvement of the south side of Anza Street from Wood Street to Parker Avenue for consistency with the General Plan for a project in a RH-2 (House, Two-Family) District with a 40-X Height and Bulk designation.
(Continued from Regular Meeting of February 20, 1997)

12. 94.285C (ANDRADE)
2301 MARKET STREET, Lot 34 in Assessor's Block 3563; southwest corner of Market and Noe Streets in the upper Market Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of an existing athletic club. Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13788 and subsequent off-street parking variance including but not limited to the provision of off-street parking, bicycle racks and promotion of transit use.
(Continued from Regular Meeting of February 6, 1997)
NOTE: On 1/16/97, the Commission closed public hearing and continued to 2/6/97, instructing the sponsor to complete all required work by 1/31/97.
13. 96.758MR (BADINER)
250 STEUART STREET, Block 3741, Lots 33, Block 3742, Lot 12 and Assessor's Blocks 3716, 3715, 3741, 3742, 3743 - The GAP Building Consideration of Resolutions adopting (1) proposed amendments to the Northeastern Waterfront Plan and the removal of the Rincon Point-South Beach Rincon Point Sub-Area Redevelopment Plan from the boundaries of the Downtown Plan to find the Gap Development Project in conformity with the General Plan; (2) Finding of consistency with the General Plan for Amendments to the Rincon Point-South Beach Redevelopment Plan and Design for Development; and, (3) CEQA Findings for the above actions. As noted in the Final Negative Declaration for this Project (Case No. 96.758E), the amendments to the Redevelopment Plan and the General Plan are within the scope of the Rincon Point-South Beach EIR. The Supplemental EIR ("FEIR") previously certified by the City Planning Commission and FEIR adequately describes the activity proposed for the purposes of CEQA.
14. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of February 13, 1997)
15. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height

and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of February 13, 1997)

16. 96.780C

(PEPPER)

1100 OAK STREET, (also known as 425 Divisadero Street), northwest corner at Divisadero Street; Lot 16 in Assessor's Block 1215 - Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of twelve antennas and a base transceiver station on the roof of an existing building as part of a wireless communication network in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 45 feet in Height. Each antenna measures approximately four feet high by one foot wide. Four antennas would be flush-mounted on an existing penthouse and the tops of the antennas would be approximately 55 feet above sidewalk grade. Eight antennas would be mounted on the roof of the existing penthouse and would be enclosed in fiberglass designed to match the penthouse. The base transceiver station, which requires an area approximately 20 feet wide by 10 feet deep, would be located inside the existing penthouse on the roof of the building.

(Continued from Regular Meeting of February 13, 1997)

17. 97.043C

(PEPPER)

1435 SAN BRUNO AVENUE, east side between Cesar Chavez and 25th Streets; Lots 28 and 29 in Assessor's Block 4279: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of four antennas on an existing pole and a base transceiver station in an adjacent proposed fenced area as part of a wireless communication network in an M-1 (Light Industrial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing pole is approximately 55 feet in height. The existing pole would be replaced within new pole of equal height and the proposed antennas would be mounted below the existing GTE antennas. Each antenna measures approximately five feet high by eight inches wide and the tops of the antennas would be approximately 47 feet above sidewalk grade. The base transceiver station, which requires an area approximately 15 feet wide by 12 feet deep, would be located adjacent to the pole in a proposed fenced area.

(Continued from Regular Meeting of February 13, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION WILL CONVENE

INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

18. 97.072D (GORDON)
2298 UNION STREET, north east corner of the intersection at Union and Steiner Streets, Lot 021 in Assessor's Block 0534, - Request for Discretionary Review of Building Permit Application No. 9623671, proposing exterior and interior building alterations to an existing large fast-food restaurant in the Union Street Neighborhood Commercial Zoning District.
19. 97.019D (OMOKARO)
378-27TH STREET, north side between Church and Sanchez Streets, Lot 022 in Assessor's Block 6579 - Request for Discretionary Review of Building Permit Application No. 9622711S, proposing for the addition of two bedrooms and deck at the rear of the second floor of the existing building in an RH-2 (House, Two-Family) District.
20. 96.714D/DD (CHIONG)
1320 - 9TH AVENUE, east side between Irving and Judah Streets, Lot 036A in Assessor's Block 1763 - Request for Discretionary Review of Building Permit Application No. 971383, proposing to expand the existing retail/commercial space of approximately 1,900 square feet and convert it to a restaurant and brewery with a total of approximately 3,786 square feet.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

MARCH 13, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 10 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Proposed for Continuance to March 27, 1997)
2. 95.202DD (HART)
18TH AVENUE/PRESIDIO, east side between 18th Avenue and the San Francisco Presidio, Lots 022 and 023, in Assessor's Block 1341 - Request for Discretionary Review of Building Permit Application No. 8925540, proposing to construct one

single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street in an RH-1, (House, One-Family) District. The proposed house is two stories under a garage/entryway level on a steep down-sloping site. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Proposed for Continuance to March 27, 1997)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of February 27, 1997.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

- 6a. 96.587T (GALLAGHER)

NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION, DEMOLITION, AND CHANGE OF USE IN NEIGHBORHOOD COMMERCIAL DISTRICTS - Consideration of proposed amendment to Articles 3 and 7 of the San Francisco Planning Code which would require the Planning Department to place all permit applications for new construction, alterations which increase the building envelope, demolition, and change of use on hold for 30 days while the Department notifies all property owners and tenants within 150 feet of the proposal. The amendments would also require the approval of a replacement building before a demolition application is approved and would mandate design review according to the standards of the General Plan. The purpose of the amendments is to provide neighborhood residents and businesses with notice about proposals in Neighborhood Commercial Zoning Districts (NCD's) before the Planning Department acts on the proposals and to require design review of new construction and exterior alterations in NCD's.

(Continued from Special Meeting of February 27, 1997)

- 6b. 96.640T (GALLAGHER)

PRE-APPLICATION SIGN POSTING FOR NEIGHBORHOOD COMMERCIAL PROPOSAL

- Consideration of proposed amendments to Article 3 of the San Francisco Planning Code which would require a project applicant to post a sign on the property that is the subject of an application for new construction, alterations which increase the building envelope, demolition, change of occupancy or change of some types of use within all Neighborhood Commercial Districts except the NC-S District and for some proposals involving a nonconforming use in a Residential District, at least 15 days before making any type of application to the City. The purpose of the amendments is to provide early notice to neighborhood residents and businesses about nonresidential proposals in residential districts (called nonconforming uses) and about proposals in Neighborhood Commercial zoning districts. These amendments will be considered with those described under Case No.96.587T (NEIGHBORHOOD NOTICE FOR PERMIT APPLICATIONS FOR CONSTRUCTION DEMOLITION, AND CHANGE OF USE IN NEIGHBORHOOD COMMERCIAL DISTRICT). In the course of considering these amendments, the Planning Commission may combine aspects of both proposals or otherwise develop alternative amendments for the purpose of providing neighborhood notice for Neighborhood Commercial Districts and/or for nonresidential proposals in Residential Districts.

(Continued from Special Meeting of February 27, 1997)

7. (BADINER)

TRANSBAY TRANSIT TERMINAL, Consideration of a resolution recommending to the Board of Supervisors and the Mayor preferred design concept and program for a regional transit terminal on the blocks generally bounded by Howard, Main, Folsom and Beale Streets be recommended as the City's preferred regional transit terminal alternative and that they pursue implementation of this facility.

8. 96.610CX (NIXON)

801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.

(Continued from Regular Meeting of March 6, 1997)

NOTE: On 2/20/97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.

9. 96.769C (GORDON)

2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or live/work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e)

in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

10. 97.033C (IONIN)
495 CASTRO STREET, (4092-4096 18th Street). east side between 18th and Castro Streets, Lot 57 in Assessor's Block 3582 - Request for a Conditional Use Authorization to allow a nonconforming full-service restaurant use (dba the "Village Deli Cafe") to change to a large fast food restaurant use (dba "Ultimate Yogurt & More") within the Castro Street Neighborhood Commercial District, and 65-B Height and Bulk District, per Section 186.1 (c)(2) of the Planning Code.
11. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of March 6, 1997)
12. 96.539E (PARKER)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8 ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.
(Continued from Regular Meeting of February 27, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL
CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING.
PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS

WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION.

13. 97.126D (ARCE)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 073 and 074, in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No.9621195, proposing to construct eight (8) live/work units on a two-story plus mezzanine over-garage building in an RSD (South of Market, Residential/Service Mixed Use District). The garage level would cover 100 per cent of the lot, while the upper levels would cover 92.5 per cent of the lot; the remaining 7.5 per cent level would be developed as usable open space (balconies).
14. 96.710D/D **PUBLIC HEARING CLOSED** (WANG)
5424 ANZA STREET, north side between 45th and 46th Avenues, Lot 014 in Assessor's 1499 - Request for Discretionary Review of Building Permit Application No. 9611459 proposing the construction of a two-story vertical addition to the existing one-story single-family dwelling in an RH-1 (Residential, House, One-Family) District.
(Continued from Regular Meeting of February 6, 1997)
15. 96.766D (COLEMAN)
2048 GREEN STREET, north side between Buchanan and Webster Streets, Lot 025, in Assessor's Block 0541 - Request for Discretionary Review of Building Permit Application No. 9113103S, proposing to construct a two-story horizontal addition to the rear and add space for a garage by raising the building, in an RH-2 (House, Two-Family) District.
16. 96.704D (OMOKARO)
462 SECOND AVENUE, east side between Anza and Geary Boulevard, Lot 030 in Assessor's Block 1543 - Request for Discretionary Review of Building Permit Application No. 9619807 proposing for the alteration of the first, second and third floors, and the addition of a fourth story in an RH-2 (Residential House, Two-Family) District.
(Continued from Regular Meeting of February 20, 1997)

Adjournment

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970313

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<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
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Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	0.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		

CPC NOTICE OF HEARING AND CALENDAR**-7-****MARCH 13, 1997**

Citizen' Guide to the South Bayshore Plan
Transportation Element

7/96
5/1/95

4.00
12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.

These and other Planning Department reports are also available for public reference in Public Libraries.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

ADDENDUM

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 13, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 11 1997

SAN FRANCISCO
PUBLIC LIBRARY

A. ITEMS TO BE CONTINUED

96.723C

(MILLER)

1261V DE HARO STREET, oact cido between 23rd and 24th Strooto, Lot 43 in Assessor's Block 4218 -- Request for authorization of a **CONDITIONAL USE** to create **TWO NEW LOTS** each with a **WIDTH LESS THAN 25 FEET** and the construction of a one-family dwelling on each, in an **RH-2 (House, Two-Family) District** and a **40-X Height and Bulk District**.

(Continued from Regular Meeting of February 27, 1997)

(Proposed for Continuance to March 20, 1997)

55
4
20/97
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

DOCUMENTS DEPT.

THURSDAY

MAR 17 1997

MARCH 20, 1997

SAN FRANCISCO
PUBLIC LIBRARY

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Joe, Lowenberg, Martin, and Mills

A. ITEMS TO BE CONTINUED

1. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The

existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

(Continued from the Regular Meeting of February 20, 1997)

NOTE; On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of February 27, 1997)

(Proposed for Continuance to May 15, 1997)

2. 96.718CR (PEPPER)

WEST PORTAL MUNI STATION, north side of Ulloa Street at the end of West Portal Avenue, between Lenox Way and Claremont Boulevard; Lot 13A in Assessor's Block 2979 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas mounted on replaced light poles and a base transceiver station at the west side of the property as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing light poles are approximately 30 feet in height. The lights will remain at the same height, and the antennas will be mounted below the lights. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The tops of the antennas would be approximately 28 feet above sidewalk grade. The base transceiver station would be located in an area approximately 21 feet wide by 12 feet deep at the west side of the property in a proposed fenced area. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Proposed for Continuance Indefinitely)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of February 27, 1997.

D. DIRECTOR'S REPORT4. DIRECTOR'S ANNOUNCEMENTS5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)F. REGULAR CALENDAR

6. 97.118M (SHOTLAND)

INITIATION OF AMENDMENTS OF THE RECREATION & OPEN SPACE ELEMENT OF THE GENERAL PLAN, Pursuant to Planning Code Section

340, consideration of a Resolution of Intent to Initiate an amendment to Map 4 of the Recreation and Open Space element of the General Plan to designate the following sites as "Proposed Public Open Space, Acquire for or Convert to Public Open Space": 1) Esprit Park, located between 19th and 20th Streets and Minnesota Street, Assessor's Block [AB] 4061, lots 2; 2) Edgedill Mountain Open Space A.B. 2923, lot, 67; AB 2934, lots 10-13, 21.

7. 97.075ET (ROSETTER)

WEST PORTAL NCD STOCK BROKER CODE AMENDMENT: Consideration of a proposed amendment to the Planning Code (Zoning Code) adding "Specific Provisions" to the end of the West Portal Neighborhood Commercial District (NCD) regulation table. These Specific Provisions would add a condition to the "Business and Professional Service" use limiting to seven the total number of "Financial Institutions" together with stock broker offices in the "Business and Professional Service" category on the ground floor in the West Portal NCD.

8. 97.090ET (ROSETTER)

UNION SQUARE GENERAL ADVERTISING SIGN CONTROLS:

Consideration of a proposal to amend Sections 607 and 608.2 of the San Francisco City Planning Code prohibiting additional general advertising signs within 200 ft of Union Square with provisions for replacement of existing general advertising signs. Modifications to the proposal that also may be considered include but need not be limited to, applying the prohibition only to roof signs or only to signs above a certain height or greater than a certain area in size.

9. 96.645Z (MILLER)

2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.

(Continued from Regular Meeting of March 6, 1997)

10. 96.723C (MILLER)
1261V DE HARO STREET, east side between 23rd and 24th Streets, Lot 43 in Assessor's Block 4218 -- Request for authorization of a **CONDITIONAL USE** to create **TWO NEW LOTS** each with a **WIDTH LESS THAN 25 FEET** and the construction of a one-family dwelling on each, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 13, 1997)
11. 96.610CX (NIXON)
801 MARKET STREET and 22 FOURTH STREET, at the southwest corner of 4th Street, Lot 48 in Assessor's Block 3705 - Request for Authorization of Conditional Use to allow the conversion of office and retail space to 235 hotel rooms and Request for Determinations of Compliance under Planning Code Section 309 and Exception from tour bus parking requirements related to creation of the hotel. The project is in a C-3-R (Downtown Commercial-Retail) District and a 120-X and a 160-S Height and Bulk Districts.
(Continued from Regular Meeting of March 13, 1997)
NOTE: On 2/20/ 97, following testimony, the Commission closed public hearing and continued the matter to 2/27/97.
12. 97.048C (ZWIERZYCKI)
3126 - 24TH STREET, Assessor's Block 3641, Lot 014, north side between Shotwell and Folsom Streets: Request for Conditional Use authorization to allow a retail full-service restaurant with accessory catering service in the 24th Street-Mission Neighborhood Commercial District.
- 13a. 97.011CV (GORDON)
2456 GEARY BOULEVARD, north side between Baker and Lyon Streets, Lot 16 in Assessor's Block 1081: Request for a Conditional Use Authorization to allow a Residential Care Facility for up to 19 persons per Section 209.3(c) of the Planning Code, in an RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for a Variance from the off-street parking requirements under Section 305 of the Planning Code.
- 13b. 97.011CV (GORDON)
2456 GEARY BOULEVARD, north side between Baker and Lyon Streets, Lot 16 in Assessor's Block 1081: **OFF-STREET PARKING SPACE VARIANCE SOUGHT**: The proposal is to construct a new 19-bed Residential Care Facility for elderly residents, on an approximately 3,781 square foot vacant lot. Section 151 of the Planning Code requires one off-street parking space be provided for each 10 residents, where the number of residents exceeds nine, for a Residential Care Facility use. The project would not provide the required one off-street parking space.

14. 97.108CR (PEPPER)
766-776 VALLEJO STREET, north side between Powell and Stockton Streets; Lot 43 in Assessor's Block 130: -- Request for Conditional Use authorization under Sections 234.2 and 722.83 of the Planning Code to install a total of six antennas on the roof and on the building's facade, and a base transceiver station on the fifth floor of the Central Police Station/Vallejo Street Garage as part of a wireless communication network in the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 53 feet in height. Each antenna measures approximately five feet high by eight inches wide. Two antennas would be flush-mounted on the existing rooftop penthouse and the tops of the antennas would be approximately 66 feet above sidewalk grade. Four antennas would be flush-mounted to the building's facade and the tops of those antennas would be approximately 52 feet above sidewalk grade. The base transceiver station, which requires an area approximately 19 feet wide by nine feet deep, would be located on the fifth floor of the parking garage. The proposed site requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on publicly-owned land.
15. 97.096C (PEPPER)
825-833 MARKET STREET, south side between 4th and 5th Streets; Lot 37 in Assessor's Block 3705: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of three antennas on the roof and an equipment cabinet on the eleventh floor of an existing 11-story building as part of a wireless communication network in a C-3-R (Downtown Retail) District and the 120-X and 160-S Height and Bulk Districts. The antennas and equipment cabinets are part of a wireless transmission network operated by AT&T Wireless Services. The existing building is approximately 147 feet in height. Each antenna measures approximately eight feet high by one foot wide. The antennas would be flush-mounted on an existing penthouse and the tops of the antennas would be approximately 159 feet above sidewalk grade. The equipment cabinet would be located within the existing building on the eleventh floor in a room measuring approximately 16 feet wide by 13 feet deep.
16. 97.097C (PEPPER)
445 BUSH STREET, south side between Grant Avenue and Kearny Street; Lot 25 in Assessor's Block 287: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install a total of four antennas and an equipment cabinet on the roof of an existing nine-story building as part of a wireless communication network in a C-3-R (Downtown Retail) District and 80-130-F Height and Bulk District. The antennas and equipment cabinets are part of a wireless transmission network operated by AT&T Wireless Services. The existing building is approximately 152 feet in height. Each antenna measures approximately eight feet high by one foot wide. The antennas would be flush-mounted on the existing rooftop penthouse and the tops of the antennas would be approximately 162 feet above sidewalk grade. The equipment cabinet would be located within the existing penthouse in an area measuring approximately 14 feet wide by six feet deep.

17. 96.631CR (PEPPER)
100 ARMORY ROAD, near the intersection of Skyline Boulevard and Herbst Road; Lot 4 in Assessor's Block 7281: -- Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of three panel antennas on top of a proposed 50-foot high monopole and a base transceiver station at the base of the monopole as part of a wireless communication network in a P (Public) District and an OS Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. Each antenna measures approximately six feet high by eight inches wide. The tops of the antennas would be approximately 53 feet above sidewalk grade. The base transceiver station is approximately five feet high by 10 feet wide by 16 feet deep. The monopole and base transceiver station would be located within a fenced area approximately 33 feet long by 20 feet wide. This fenced area would be located approximately 100 feet south of the armory building. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land. The project site lies within the Coastal Zone Area subject to Section 330 of the Planning Code. The review of the project's conformity to the Coastal Zone policies of the Western Shoreline Area Plan would be considered along with the Commission's review of the conditional use for the project.
(Continued from Regular Meeting of March 13, 1997)

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18. 97.132D (FALLAY)
438 ROOSEVELT WAY, west side between Clifford and Loma Vista Terraces, Lot 011 in Assessor's Block 2618A - Request for Discretionary Review of Building Permit Application No. 9623319S, proposing to construct a new three-story over-basement single-family dwelling in an Rh-1 (House, One-Family) District.
19. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of February 27, 1997)

Adjournment

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Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		

CPC NOTICE OF HEARING AND CALENDAR

-8-

MARCH 20, 1997

Changes in the Housing Inventory	5/1/96	3.00	
Hunters Point Shipyard	11/1/95	3.00	
<u>Design for Development Framework</u>			
Hunters Point Shipyard <u>Area Plan -</u>	2/1/96	7.00	
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Interpretations of the Planning Code	6/28/96	3.00	
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Single Room Occupancy Guidelines	9/1/95	2.00	
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South Bayshore-A New Beginning			
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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MARCH 27, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAR 24 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 95.202E (McCORMICK)
18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided. (Proposed for Continuance to April 10, 1997)

2. 95.202DD (HART)
18TH AVENUE/PRESIDIO, east side between 18th Avenue and the San Francisco Presidio, Lots 022 and 023, in Assessor's Block 1341 - Request for Discretionary Review of Building Permit Application No. 8925540, proposing to construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street in an RH-1, (House, One-Family) District. The proposed house is two stories under a garage/entryway level on a steep down-sloping site. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Proposed for Continuance to April 10, 1997)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minutes of March 13, 1997.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

F. REGULAR CALENDAR

6. 97.177ET (MILLER)
Consideration of a resolution of intent to initiate a text amendment to the City Planning Code to create an NC-S/M (Neighborhood Commercial Shopping Center/Motel District).
7. 96.684MTZ (MONTAÑA)
Mission Bay Plan and Zoning Controls: Lot 3 in Assessor's Block 3835, 16th Street at Owens and Sixth Streets: Consideration of a resolution of intent to initiate amendments to the Mission Bay Plan and the Planning Code regarding property located north of 16th Street between Owens and Sixth Street, a portion of Lot 3 in Assessor's Block 3835.

Mission Bay Plan Amendments: Proposal to amend the Mission Bay Plan of the Central Waterfront Plan, an Area Plan of the San Francisco General Plan, to allow the development of an approximately 120,000 square foot biotechnology research and development facility on an approximately 3.7 acre site north of 16th Street at Owens and Sixth Streets (the "Site"). These amendments include (1) expanding the MB-CI (Mission Bay Commercial-Industrial) District to include the Site; (2) retaining the 95 foot height limit for the Site; (3) increasing the overall amount of Commercial-Industrial space in the Mission Bay Plan area from 900,000 to 1,020,000 square feet; (4) reallocating residential land use designations and dwelling unit densities from the Site to other areas within the Mission Bay Plan area and amending the Affordable Housing Diagram for the Site to reflect that change; (5) allowing up to 2.5 accessory parking spaces for office/commercial/ light industrial building area for the Site; (6) providing for standard City and County San Francisco subdivision procedures and requirements for that property and anticipated development thereon (7) exempting the Site from sequencing and linkage requirements; (8) providing for standard remediation procedures for the Site; and (9) exempting the Site from the Transportation Management Program of the Mission Bay Plan.

Planning Code Amendments: Proposal to amend the San Francisco Planning Code to (1) amend Table 913 of Section 913 and Section 962 to allow as-of-right 2.5 accessory off-street parking spaces per 1,000 square feet of office/commercial/research and development/light industrial development on the Site.

- 8a. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
- 8b. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, A modification (variance) is requested to relocate a comparable area of rear yard open space to an interior courtyard in order that the existing garage, having alley access, can be replaced and enlarged.

Planning Code Section 134 (a) requires a rear yard equal to 25% of the lot depth at the second story and above in the Upper Fillmore Neighborhood Commercial District. Section 134(e) allows modifications to such rear yard requirements pursuant to established criteria and variance procedures.

9. 96.714D/DD (CHIONG)
1320 - 9TH AVENUE, east side between Irving and Judah Streets, Lot 036A in Assessor's Block 1763 - Request for Discretionary Review of Building

Permit Application No. 971383, proposing to expand the existing retail/commercial space of approximately 1,900 square feet and convert it to a restaurant and brewery with a total of approximately 3,786 square feet.
(Continued from Regular Meeting of March 6, 1997)

5:00 P.M.

10.

(CHIONG)

PUBLIC HEARING ON LIVE/WORK ISSUES. Informational presentation on live/work. Discussion on design, enforcement and land use compatibility concerns.
(Continued from Regular Meeting of March 6, 1997)

Adjournment

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NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970327

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

APRIL 3, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

START TIME: 3:30 P.M.

DOCUMENTS DEPT.

MAR 3 1 1997

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PUBLIC LIBRARY

3:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- draft minutes of March 20, 1997.

D. DIRECTOR'S REPORT2. DIRECTOR'S ANNOUNCEMENTS3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

4. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.

F. REGULAR CALENDAR

5. (BAUMAN)
SAFETY ELEMENT -- INITIATE AMENDMENTS TO GENERAL PLAN.
Consideration of initiation of amendment to the Community Safety Element of the General Plan of the City and County of San Francisco. The Community Safety Element of the General Plan contains the City's Objectives and Policies for preparing for, responding to, and recovering from, disasters. An informational presentation and public hearing on the Draft for Citizen Review were held on April 19, 1996. A public hearing on the Proposal for Adoption is proposed for April 24, 1997.
6. 97.010C (GORDON)
2261 BRYANT STREET, east side between 20th and 21st Streets, Lot 30 in Assessor's Block 4087: Request for a Conditional Use Authorization to expand an existing ten-bed Residential Care Facility (d.b.a. Women's Alcoholism Center) with ancillary adult and child day care, previously approved by City Planning Commission Conditional Use Authorization No. 84.475CV, Motion No. 10196, by three beds, to a thirteen-bed facility per Section 209.3(c) of the Planning Code in an RM-1(Residential, Mixed, Low-Density) Zoning District and a 40-X Height and Bulk District.
7. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles

and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of February 13, 1997)

8. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of March 20, 1997)

Adjournment

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970403

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NOTICE OF MEETING AND CALENDAR
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REGULAR MEETING

DOCUMENTS DEPT.

THURSDAY

APRIL 10, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:45 P.M.

APR 07 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:45 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 96.328E (PARKER)
300 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 12 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.
(Proposed for Continuance to May 1, 1997)

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3. DIRECTOR'S ANNOUNCEMENTS

4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.
(Continued from Regular Meeting of April 3, 1997)

F. REGULAR CALENDAR

6. 95.102D (BILLOVITS)
2290 GEARY BOULEVARD, north side between Divisadero and Broderick Streets, Lots 5, 5A, 6, 7, 8, 9, 9A, 10, 11 and 12 of Assessor's Block 1079 -- Design Review of a proposed outpatient medical services building to be used by a health maintenance organization (Kaiser Permanente) as required by Planning Code Section 249.13(c)(1), within the Geary Boulevard / Divisadero Street Special Use District and a 105-X height and Bulk District.
7. 96.539E (PARKER)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 73, 74 in Assessor's Block 3753 - Appeal of a Preliminary Negative Declaration. Proposed project would construct a three-story building containing 8 live/work units and 8

ground level off-street parking spaces at 260 Clara Street. The proposed building would be approximately 45 feet in height. The project site is in an RSD (Residential/Service) Zoning District in the South of Market. The approximately 4,000 square foot site (two lots) is currently vacant.

(Continued from Regular Meeting of March 13, 1997)

NOTE: On March 13, 1997, following testimony, the Commission closed public hearing and voted on a motion to uphold the negative declaration. The vote was tied at +3 -3. The matter was continued to 4/10/97 to give the new appointment to the Commission the opportunity to cast a vote.

8. 97.126D (ARCE)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 073 and 074, in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No.9621195, proposing to construct eight (8) live/work units on a two-story plus mezzanine over-garage building in an RSD (South of Market, Residential/Service Mixed Use District). The garage level would cover 100 per cent of the lot, while the upper levels would cover 92.5 per cent of the lot; the remaining 7.5 per cent level would be developed as usable open space (balconies).
(Continued from Regular Meeting of March 13, 1997)
9. 95.202E (McCORMICK)
18TH Avenue at the Presidio: Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Continued from the Regular Meeting of March 27, 1997)
10. 95.202DD (HART)
18TH AVENUE/PRESIDIO, east side between 18th Avenue and the San Francisco Presidio, Lots 022 and 023, in Assessor's Block 1341 - Request for Discretionary Review of Building Permit Application No. 8925540, proposing to construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street in an RH-1, (House, One-Family) District. The proposed house is two stories under a garage/entryway level on a steep down-sloping site. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Continued from the Regular Meeting of March 27, 1997)
11. 95.055D (GALLAGHER)
636-640 PRESIDIO AVENUE, east side between Pine and Bush Streets, Lots 035 and 036 in Assessor's Block 1046 - Request for Discretionary Review of Building Permit Application No. 9508173S, proposing to demolish a two-story dwelling and a one-story garage, merge the lots and construct a three-story, seven-unit apartment building in an RM-1 (Mixed Residential, Low Density) District.

4:00 P.M.

12. 96.769C (GORDON)
2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of March 13, 1997)
13. 97.177ET (MILLER)
Consideration of a resolution of intent to initiate a text amendment to the City Planning Code to create an NC-S/M (Neighborhood Commercial Shopping Center/Motel District).
(Continued from Regular Meeting of March 27, 1997)
14. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.
(Continued from Regular Meeting of April 3, 1997)
NOTE: On 2/13/97, following the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -2 with Commissioner Antenore and Martin voting against and Commissioner Lowenberg excused. The matter was continued to 4/3/97.
NOTE: On 4/3/97, following further testimony the Commission again closed public testimony and entertained a motion for approval. The motion failed to carry by a vote of +3 -1 with Commissioner Hills voting no. The matter was continued to 4/10/97.
15. 97.133C (PEPPER)
BALBOA PARK BART STATION, north of Geneva Avenue, west of I-280; Lot 38 in Assessor's Block 6973: -- Request for Conditional Use authorization under Section

234.2 of the Planning Code to install a total of three antennas on the top of an existing light standard, a microwave dish on the roof of the existing BART utility building, and a cellular equipment room inside the BART utility building as part of a wireless communication network in a P (Public) District and 40-X and 105-E Height and Bulk Districts. The antennas and equipment room are part of a wireless transmission network operated by Cellular One. The existing light standard is approximately 40 feet in height. Each antenna measures approximately eight feet high by one foot wide. The tops of the antennas would be approximately 40 feet above sidewalk grade. The existing BART utility building is approximately 10 feet in height. The microwave dish is approximately two feet in diameter and the top of the dish would be approximately 12 feet above sidewalk grade. The equipment room would be in an area approximately 24 feet wide by 12 feet deep inside the existing BART utility building.

16. 97.149D (PUTRA)
2450 - 22ND AVENUE, east side between Taraval Avenue and Ulloa Street, Lot 027 in Assessor's Block 2404 - Request for Discretionary Review of Building Permit Application No. 9623289, proposing to construct a two-story addition to the rear of the existing two-story single-family dwelling in an RH-1 (House, One-Family) District.
17. 97.071D (FALLAY)
2861 CLAY STREET, south side between Scott and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement, two-family dwelling and to replace it with a three-story over-garage, three-family dwelling in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of April 3, 1997)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970403

ACCESSIBLE MEETING POLICY

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McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		0.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen's Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.

These and other Planning Department reports are also available for public reference in Public Libraries.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION
THURSDAY, APRIL 10, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

Roll Call:

Planning Commission
Redevelopment Commission

A. SPECIAL CALENDAR

1. 95.102E (BILLOVITS)
SAN FRANCISCO KAISER MEDICAL CENTER GEARY CAMPUS DEVELOPMENT PROJECT, Certification of Final Environmental Impact Report. The project is a phased development program through the year 2010 consisting of the demolition of 17 buildings and the construction of five new buildings at the Kaiser Medical Center Geary Campus, on the blocks generally bounded by Garden Street, Broderick Street, St. Joseph's Avenue, O'Farrell and Divisadero Streets. Overall, the project proposes construction of about 638,000 square-feet of net-new medical office space and multi-level underground parking garages of about 1300 spaces. The project area includes properties within the land use jurisdictions of both the Planning Department and the San Francisco Redevelopment Agency. The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on December 13, 1996.

Note: The period for receipt of comments on this document closed on January 27, 1997. The Planning Commission and Redevelopment Agency Commission held a joint public hearing to receive testimony on the Draft EIR on January 23, 1997. No testimony will be taken at this meeting.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Small Business Advisory Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

Adjournment

ACCESSIBLE MEETING POLICY

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closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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55
14
1/17/97
Special Joint
&
Regular

NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
REDEVELOPMENT COMMISSION

THURSDAY, APRIL 17, 1997
ROOM 404

BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

APR 15 1997

SAN FRANCISCO
PUBLIC LIBRARY

Roll Call:

Planning Commission
Redevelopment Commission

A. SPECIAL CALENDAR

1. 96.176E (McCORMICK)
SAN FRANCISCO GIANTS BALLPARK AT CHINA BASIN PUBLIC HEARING ON
THE DRAFT ENVIRONMENTAL IMPACT REPORT: Lots 3B, 26 and 27 in Assessor's
Block 3794; Construct an approximately 42,000 seat baseball stadium including
related facilities such as concession stands, vendor's commissaries restrooms, with
parking for about 210 automobiles and approximately 35,000 square feet of
restaurant/food service on four levels in a structure totaling 1,077,000 square feet of
floor area; and construct a pavilion building adjacent to the west of the stadium,
containing 136,000 square feet of space on four levels which would include ground
floor retail space, a Pacific Bell Learning Center and Communications Center on the
second floor, a broadcast facility on the third floor and Giants Baseball Administration
on the fourth floor; on an approximately 13 acre site bounded by Second and Third
Streets to the east and west and King Street and China Basin Channel to the north
and south; the project would include conforming amendments to the San Francisco
General Plan and the Rincon Point - South Beach Redevelopment Plan.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within
the subject matter jurisdiction of the City Planning Commission and the Redevelopment
Commission. Members of the public may address the Commissions for up to three minutes.
The president or chairperson may limit the total testimony to 30 minutes.

Adjournment

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: If you challenge any of the proposed actions described below in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing."

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
APRIL 17, 1997
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:45 P.M.

2:45 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 96.684MTZ (MONTANA)

MISSION BAY PLAN AND ZONING CONTROL AMENDMENTS:

Mission Bay Plan and Zoning Control Amendments: Lot 3 in Assessor's Block 3835, Sixteenth Street at Owens and Sixth Streets: Consideration of a resolution to adopt amendments to the Mission Bay Plan, the Planning Code, and the Zoning Map regarding property located north of Sixteenth Street between Owens and Sixth Street, a portion of Lot 3 in Assessor's Block 3835.

Mission Bay Plan Amendments: Proposal to amend the Mission Bay Plan of the Central Waterfront Plan, an Area Plan of the San Francisco General Plan, to allow the development of an approximately 120,000 square foot biotechnology research and development facility on an approximately 3.7 acre site north of Sixteenth Street at Owens and Sixth Streets (hereinafter referred to as the "Site"). These amendments include: (1) expanding the MB-CI (Mission Bay Commercial-Industrial) District to include the Site; (2) reallocating residential land use designations and dwelling unit densities from the Site to other areas within the Mission Bay Plan area; (3) removing the shading on the Affordable Housing Diagram showing the Site; (4) increasing the overall amount of Commercial-Industrial space in the Mission Bay Plan area from 900,000 to 1,020,000 square feet; (5) retaining the 95 foot height limit for the Site; (6) allowing up to 2.5 accessory parking spaces as-of-right for each 1,000 square feet of office, commercial and industrial building area within the Site; (7) providing for standard City and County San Francisco subdivision map procedures and requirements for the Site and anticipated development thereon, and, if developed with research laboratory and accessory and related uses, exempting this development from any required sequencing or linkage requirements; (8) providing for standard hazardous materials remediation procedures in accordance with applicable laws and regulations as required by the relevant regulatory agencies for the Site; and (9) exempting the Site from the Transportation Management Program for the Mission Bay Plan area.

Planning Code Amendments: Proposal to amend the San Francisco Planning Code to (1) amend Sections 913 and 920 and Figure 1 showing the Mission Bay Use Districts to extend the MB-CI (Mission Bay Commercial-Industrial) District across Owens Street to the Site, thereby reclassifying the Site from MB-R-3 (Mission Bay High Density Residential) to MB-CI; (2) amend Section 920 concerning the reallocation of residential land use designations and dwelling unit densities from Mission Bay blocks 29, 29A, 34 and 34A (464 dwelling units) to other Mission Bay blocks; (3) to amend Sections 913.14 and 962 to allow as-of-right 2.5 off-street parking spaces per 1,000 square feet of office/commercial/research and development/light industrial development as accessory parking for the Site; and (4) to amend Table 913 of Section 913 to retain a 95 foot building height for the Site.

Zoning Map Amendments: Proposal to amend the San Francisco Zoning Map to reclassify the Site from an MB-R-3 (Mission Bay High Density Residential) District to an MB-CI (Mission Bay Commercial-Industrial) District.
(Proposed for Continuance to April 24, 1997)

2. 97.166D (IONIN)
338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.
(Proposed for Continuance to May 1, 1997)

3. 97.093C (PEPPER)
2750 RIVERA STREET (ALSO KNOWN AS 2001 37TH AVENUE), northwest corner at 37th Avenue; Lot 6 in Assessor's Block 2094: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas and a base transceiver station on the roof of St. Ignatius College Preparatory School as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. The existing building is approximately 41 feet in height, and the existing rooftop penthouse is approximately 50 feet above grade. Each antenna measures approximately six feet high. The three antennas would be mounted inside one 16-inch-diameter tube. The tops of the tubes would be approximately 57 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep and would be located on the roof.
(Proposed for Continuance to May 22, 1997)
4. 96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.
(Proposed for Continuance to May 15, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

- 5 Consideration of adoption -- draft minutes of April 3, 1997.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.126D (ARCE)
260 CLARA STREET, north side between 5th and 6th Streets, Lots 073 and 074, in

Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No.9621195, proposing to construct eight (8) live/work units on a two-story plus mezzanine over-garage building in an RSD (South of Market, Residential/Service Mixed Use District). The garage level would cover 100 per cent of the lot, while the upper levels would cover 92.5 per cent of the lot; the remaining 7.5 per cent level would be developed as usable open space (balconies).

(Continued from Regular Meeting of March 13, 1997)

Note: On 4/10/97, following public testimony, the Commission closed the public hearing and passed a motion of intent to approve pending review of proposed final language for Notice of Special Restrictions.

F. REGULAR CALENDAR

9. 95.202E PUBLIC HEARING CLOSED (McCORMICK)
18TH AVENUE AT THE PRESIDIO: Appeal of Preliminary Negative Declaration. Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Continued from the Regular Meeting of April 10, 1997)
10. 97.057C (ZWIERZYCKI)
20 ARLINGTON STREET, near the southwestern corner of Randall Street, Lot 28 in Assessor's Block 6662: Request for Conditional Use authorization to expand an existing fifteen-bed Residential Care Facility (d.b.a. Diamond Lodge) with mentally disabled tenants, previously approved by City Planning Commission Conditional Use Authorization 93.388C/Motion No. 13670, by eight beds to a twenty-three bed facility (under Section 209.3(c) and 178 (c), in an RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District.
11. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of April 10, 1997)

NOTE: On 2/13/97, following the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -2 with Commissioner Antenore and Martin voting against and Commissioner Lowenberg excused. The matter was continued to 4/3/97.

NOTE: On 4/3/97, following further testimony the Commission again closed public testimony and entertained a motion for approval. The motion failed to carry by a vote of +3 -1 with Commissioner Hills voting no. The matter was continued to 4/10/97.

12. 96.346C (PEPPER)
3773 SACRAMENTO STREET, southeast corner at Maple Street; Lot 28 in Assessor's Block 1017: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to replace six existing antennas and add three new panel antennas to the roof of the existing six-story Marshall Hale Memorial Hospital building as part of a wireless communication network in an RM-2 (Residential, Mixed, Moderate Density) District and an 80-E Height and Bulk District. The antennas are part of a wireless transmission network operated by Cellular One. The existing building is approximately 56 feet in height, and the top of the existing penthouse is approximately 69 feet above sidewalk grade. All nine antennas measure approximately four feet high by six inches wide. The six replacement antennas would be mounted on top of the existing penthouse in the same location as the existing antennas and the tops of the antennas would be approximately 73 feet above sidewalk grade. The three new antennas would be flush-mounted on an existing rooftop equipment shelter and the tops of the antennas would be approximately 64 feet above sidewalk grade.
13. 97.172D (OMOKARO)
1780 - 11TH AVENUE, east side between Moraga and Noriega Streets. Lot 025 in Assessor's Block 2039 - Request for Discretionary Review of Building Permit Application No. 9701442, proposing to alter the existing living room and garage at the ground floor level in an RH-1 (House, One-Family) District.

Adjournment

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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Civic Center Strategic Plan	3/1/95	\$ 1.00
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Destination Downtown - Downtown Streetscape Plan	6/1/95	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
Hunters Point Shipyard	11/1/95	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan -</u>	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Neighborhood Organizations Directory	10/1/95	4.00
Residential Design Guidelines		1.00
Single Room Occupancy Guidelines	9/1/95	2.00
South Bayshore Area Plan	7/20/95	5.00
South Bayshore-A New Beginning		
Citizen' Guide to the South Bayshore Plan	7/96	4.00
Transportation Element	5/1/95	12.00

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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

APRIL 24, 1997

ROOM 428 WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30: P.M.

DOCUMENTS DEPT.

APR 21 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 97.059C (MILLER)
2859 - 22ND STREET, southside between Harrison and Alabama Streets, Lot 32 in Assessor's Block 4148 -- Request for authorization of a CONDITIONAL USE to establish a RELIGIOUS FACILITY (Monte Sinai Iglesia) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to May 22, 1997)
2. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary

Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.

(Proposed for Continuance to May 1, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

- 3 Consideration of adoption -- draft minutes of April 10, 1997.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

F. REGULAR CALENDAR

6. 95.679M (BAUMAN)
COMMUNITY SAFETY ELEMENT: PROPOSAL FOR ADOPTION AND IMPLEMENTATION PROGRAMS Consideration of adoption of amendments to the Community Safety Element of the General Plan of the City and County of San Francisco. The Community Safety Element of the General Plan contains the City's Objectives and Policies for preparing for, responding to, and recovering from, disasters. An informational presentation and public hearing on the Draft for Citizen Review were held on April 19, 1996. Public comments and commission comments have been incorporated into the Proposal for Adoption, which is the subject of this hearing. The proposal for Adoption and Implementation Programs are available free of charge, at the Planning Department's 5th floor Reception Desk.
7. 94.156M (AHMADI)
AIR QUALITY ELEMENT - PROPOSAL FOR CITIZEN REVIEW, Informational presentation of the Proposed Air Quality Element Proposal for Citizen Review of the General Plan of the City and County of San Francisco. The Air Quality Element of the General Plan contains the City's Objectives and Policies for improving air quality in the City and in the region, to improve the health and welfare of Citizens of San

Francisco, and to help bring the region in compliance with the Federal and State regulations. A public hearing on the Element will be held at a later date. Copies of the Proposal for Citizen Review are available, free of charge, at the Planning Department at 1660 Mission Street., 5th floor Reception.

8. 96.684MTZ

(MONTANA)

MISSION BAY PLAN AND ZONING CONTROL AMENDMENTS:

Mission Bay Plan and Zoning Control Amendments: Lot 3 in Assessor's Block 3835, Sixteenth Street at Owens and Sixth Streets: Consideration of a resolution to adopt amendments to the Mission Bay Plan, the Planning Code, and the Zoning Map regarding property located north of Sixteenth Street between Owens and Sixth Street, a portion of Lot 3 in Assessor's Block 3835.

Mission Bay Plan Amendments: Proposal to amend the Mission Bay Plan of the Central Waterfront Plan, an Area Plan of the San Francisco General Plan, to allow the development of an approximately 120,000 square foot biotechnology research and development facility on an approximately 3.7 acre site north of Sixteenth Street at Owens and Sixth Streets (hereinafter referred to as the "Site"). These amendments include: (1) expanding the MB-CI (Mission Bay Commercial-Industrial) District to include the Site; (2) reallocating residential land use designations and dwelling unit densities from the Site to other areas within the Mission Bay Plan area; (3) removing the shading on the Affordable Housing Diagram showing the Site; (4) increasing the overall amount of Commercial-Industrial space in the Mission Bay Plan area from 900,000 to 1,020,000 square feet; (5) retaining the 95 foot height limit for the Site; (6) allowing up to 2.5 accessory parking spaces as-of-right for each 1,000 square feet of office, commercial and industrial building area within the Site; (7) providing for standard City and County San Francisco subdivision map procedures and requirements for the Site and anticipated development thereon, and, if developed with research laboratory and accessory and related uses, exempting this development from any required sequencing or linkage requirements; (8) providing for standard hazardous materials remediation procedures in accordance with applicable laws and regulations as required by the relevant regulatory agencies for the Site; and (9) exempting the Site from the Transportation Management Program for the Mission Bay Plan area.

Planning Code Amendments: Proposal to amend the San Francisco Planning Code to (1) amend Sections 913 and 920 and Figure 1 showing the Mission Bay Use Districts to extend the MB-CI (Mission Bay Commercial-Industrial) District across Owens Street to the Site, thereby reclassifying the Site from MB-R-3 (Mission Bay High Density Residential) to MB-CI; (2) amend Section 920 concerning the reallocation of residential land use designations and dwelling unit densities from Mission Bay blocks 29, 29A, 34 and 34A (464 dwelling units) to other Mission Bay blocks; (3) to amend Sections 912, 913, and 914 and 962 to allow as-of-right 2.5 off-street parking spaces per 1,000 square feet of office/commercial/research and development/light industrial development as accessory parking for the Site; and (4) to amend Table 913 to retain a 95 foot building height for the Site.

Zoning Map Amendments: Proposal to amend the San Francisco Zoning Map to reclassify the Site from an MB-R-3 (Mission Bay High Density Residential) District to an MB-CI (Mission Bay Commercial-Industrial) District.
(Continued from Regular Meeting of April 17, 1997)

3:00 P.M.

9. 97.084ET (ROSETTER)
2ND FLOOR RESTAURANT IN NORTH BEACH NCD - consideration of a proposed amendment to the Planning Code adding a special provision to Section 722.42 and amending the Zoning Control Table associated with the North Beach Neighborhood Commercial District (NCD) provisions under Section 722 to allow as a conditional use, full-service restaurants on the second story of existing commercial buildings within 100' of Columbus Avenue in the North Beach NCD if not affecting any residential use and if associated with another permitted use other than hotels or adult entertainment. Currently, the North Beach NCD allows no new restaurants on the 2nd Floor.
- 10a. 97.047CV (MILLER)
2325 UNION STREET, northwest corner at Steiner Street (also 2949 and 2955 Steiner Street), Lots 1, 2 and 22 in Assessor's Block 538 -- Request for authorization of a CONDITIONAL USE to permit REMODELING OF and ADDITIONS TO A RELIGIOUS FACILITY (St. Mary the Virgin Episcopal Church) in an RH-3 (House, Three-Family) District and 40-X Height and Bulk District.
- 10b. 97.047CV (MILLER)
2325 UNION STREET, northwest corner at Steiner Street (also 2949 and 2955 Steiner Street), Lots 1, 2 and 22 in Assessor's Block 538 -- Consideration by the Zoning Administrator of a request for a VARIANCE of the OPEN SPACE (Rear-yard) REQUIREMENTS of the City Planning Code in conjunction with REMODELING OF and ADDITIONS TO a RELIGIOUS FACILITY (St. Mary the Virgin Episcopal Church).
11. 97.107C (ZWIERZYCKI)
570 GREEN STREET, north side between Stockton Street and Grant Avenue, Lot 20 in Assessor's Block 116: Request for Conditional Use authorization to allow a retail full-service restaurant and bar within the North Beach Neighborhood Commercial District.
12. 97.161C (PEPPER)
755 OCEAN AVENUE, south side between Howth Street and I-280; Lot 23 in Assessor's Block 6948: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of eight panel antennas on the roof and an equipment shelter inside of the existing three-story Lick Wilmerding High School building as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The antennas are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 25 feet in height, and the existing mechanical screening is approximately 32 feet above grade. Each antenna measures approximately four feet

high by one foot wide. The antennas would be flush-mounted on the rooftop mechanical screening and the tops of the antennas would be approximately 32 feet above sidewalk grade. The equipment shelter measures approximately 20 feet wide by 10 feet deep and would be in an existing storage area inside the existing building.

13. 97.162C (PEPPER)
434-450 HARRISON STREET, northside between First and Fremont Streets; Lots 12 and 31 in Assessor's Block 3748: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of 12 panel antennas on the roof and an equipment shelter on the ground adjacent to existing Sailor's Union of the Pacific building as part of a wireless communication network in an RC-4 (Residential-Commercial, High Density) District within the Rincon Hill Special Use District, Commercial/Industrial Subarea, and 200-R and 250-R Height and Bulk District. The antennas are part of a wireless transmission network operated by Nextel Communications. The existing building is approximately 72 feet in height. Each antenna measures approximately four feet high by one foot wide. The antennas would be mounted on the roof and would be surrounded by a fiberglass screen. The tops of the antennas would be approximately 88 feet above sidewalk grade. The equipment shelter measures approximately 20 feet wide by 15 feet deep and would be on the ground adjacent to the existing building.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

14. 97.148D (BANALES)
162-164 CASELLI AVENUE, north side between Clover and Danvers Streets, Lot 009 in Assessor's Block 2690 - Request for Discretionary Review of Building Permit Application No. 9624562S, proposing to construct a three-story, 15-foot rear addition, consisting of an 8-foot 6-inch building extension and a 5-foot 6-inch rear deck in an RH-2 (House, Two-Family) District.
15. 97.209D (ANDRADE)
835 MINNESOTA STREET (A VACANT LOT), east side between 20th and 22nd Streets, Lot 025 in Assessor's Block 4107 - Request for Discretionary Review of Building Permit Application No. 9703704, proposing to construct 10 live/work units with off-street parking for 10 cars on a 50' x 50' vacant lot. The height of the proposed building will be approximately 49'-0" in an M-2 (Heavy Industrial) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be

Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970424

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Air Quality Element - Proposal for Citizen Review	4/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Community Safety Element - Proposal for Adoption	4/97	FREE
Community Safety Element - Implementation Program	4/97	FREE
Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
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Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00
Citizen' Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh. Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		

San Francisco Neigh. Profiles (individual reports for:
Financial District, Union Square/Downtown Retail, North Beach,
Chinatown, Van Ness/Western Addition, Marina/Fillmore,
Civic Center, South of Market, Mission, Potrero, South Bayshore,
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,
Richmond, Sunset, Parkside/Lakeshore
South Bayshore Area Plan (printed version)

3/97

4.00 each

3/97

5.00

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55
4
1/1/97
NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND
RECREATION AND PARK COMMISSION
THURSDAY, MAY 1, 1997
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

APR 30 1997

SAN FRANCISCO
PUBLIC LIBRARY

Roll Call:

Planning Commission
Recreation and Park Commission

A. SPECIAL CALENDAR

1. 97.119R (SHOTLAND)
ANNUAL SAN FRANCISCO PARK AND OPEN SPACE PROGRAM, General Plan
Referral to determine whether the San Francisco Park and Open Space Program FY
1997-1998 is in conformity with the General Plan, and to approve and adopt the
program.
2. 97.118M (SHOTLAND)
AMENDMENT OF THE RECREATION AND OPEN SPACE ELEMENT OF THE
GENERAL PLAN, Consideration of a Resolution amending the Recreation and Open
Space Element of the General Plan, adding two sites to the category "Proposed
Public Open Space, Acquire for or Convert to Public Open space" in Map 4, the
Citywide Recreation and Open Space Plan."

The following sites are proposed to be added to Map 4, on page 1.3.18 of the
Element:

- Edgehill Mountain Open Space Extension
A.B. 2923, lot 67; AB 2934, lots 10-13, 21
- Esprit Park, located between 19th and 20th Streets on Minnesota Street,
Assessor's Block [AB] 4061, lot 2.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are
within the subject matter jurisdiction of the City Planning Commission and the
Recreation and Park Commission. Members of the public may address the
Commissions for up to three minutes. **The president or chairperson may limit
the total testimony to 30 minutes.**

Adjournment

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

MAY 1, 1997

BOARD OF SUPERVISORS CHAMBER
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

DOCUMENTS DEPT.

APR 30 1997

SAN FRANCISCO
PUBLIC LIBRARY

3:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 96.328E

(PARKER)

300 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 12 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.

(Continued from Regular Meeting of April 10, 1997)

(Proposed for Continuance to May 15, 1997)

2. 97.166D (IONIN)
338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.
(Continued from Regular Meeting of April 17, 1997)
(Proposed for Continuance to May 22, 1997)
3. 96.769C (GORDON)
2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of April 17, 1997)
(Proposed for Continuance to May 15, 1997)
4. 97.175D (BANALES)
1219 - 24TH AVENUE, west side between Lincoln Way and Irving Street, Lot 002 in Assessor's Block 1726 - Request for Discretionary Review of Building Permit Application No. 9624129S, proposing to demolish an existing building and replace it with new construction of a four-story, two-unit building in an RH-2 (House, Two-Family) District.
(Proposed for Continuance to June 5, 1997)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of April 17, 1997.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

8. (HERRERA/ALBERT)
AFFORDABLE HOUSING, "Informational Presentation on "Neighbors and Neighborhoods," an exhibit of the accomplishments and innovations of Affordable Housing in San Francisco, featured from May 12 - June 12, 1997, in the Jewett (low level) gallery of the Main Branch of the San Francisco Public Library, sponsored by the Mayor's Office of Housing and the Council of Community Housing Organizations, with assistance from the Planning Department and other agencies and housing advocates. This exhibit showcases the successes of San Francisco's affordable housing projects, and promotes better understanding between affordable housing, the people who need and use it, their neighbors and the community as a whole.
9. 95.202E PUBLIC HEARING CLOSED (McCORMICK)
18TH AVENUE AT THE PRESIDIO: Appeal of Preliminary Negative Declaration. Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.
(Continued from the Regular Meeting of April 17, 1997)
NOTE: On 4/10/97, following testimony, the Commission closed public hearing and continue to 4/17/97 by a vote of +6 -1 with Commissioner Chinchilla voting no.
10. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy.
11. 96.774CR (PEPPER)
2055 LOMBARD STREET, south side between Fillmore and Webster Streets; Lot 9 in Assessor's's Block 509 - Request for Conditional Use authorization under Section 234.2 of the Planning Code to install a total of six antennas on replaced light poles and a base transceiver station on the upper parking deck of the Lombard Garage as part of a wireless communication network in a P (Public) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The tops of the existing light poles are approximately 60 feet above sidewalk grade. Each antenna measures approximately five feet high by eight inches wide. The light poles, would be replaced and the antennas would be mounted on the new pole below the light. The tops of the antennas would be approximately 58 feet above sidewalk grade. The base

transceiver station would measure approximately 11 feet by 16 feet and would be located on the upper parking deck of the garage. The proposed project requires a finding of consistency with the General Plan for the installation of a private wireless telecommunications facility on public land.

(Continued from Regular Meeting of April 17, 1997)

NOTE: On 2/13/97, following the Commission closed public hearing and entertained a motion to approve. The motion failed to carry by a vote of +3 -2 with Commissioner Antenore and Martin voting against and Commissioner Lowenberg excused. The matter was continued to 4/3/97.

NOTE: On 4/3/97, following further testimony the Commission again closed public testimony and entertained a motion for approval. The motion failed to carry by a vote of +3 -1 with Commissioner Hills voting no. The matter was continued to 4/10/97.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

12. 97.172D (OMOKARO)
1780 - 11TH AVENUE, east side between Moraga and Noriega Streets, Lot 025 in Assessor's Block 2039 - Request for Discretionary Review of Building Permit Application No. 9701442, proposing to alter the existing living room and garage at the ground floor level in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of April 17, 1997)
13. 97.163D (CHIONG)
824 GIRARD STREET, south side between Mansell and Olmstead Streets, Lot 002A in Assessor's Block 6155 - Request for Discretionary Review of Building Permit Application No. 9620313, proposing to add approximately 100 sq. ft. for a kitchen expansion and a new bathroom at the second level to the southeast portion of the existing single-family dwelling in an RH-1 (House, One-Family) District.
14. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of April 24, 1997)

15. 97.204D (GALLAGHER)
745 TENNESSEE STREET, east side between 18th and 19th Streets, Lots 011, 012 and 014 in Assessor's Block 4044 - Request for Discretionary Review of Building Permit Application No. 9624842, proposing to construct 12 live/work units for artists with 12 independently accessible parking spaces within a 50-foot-tall building in an M-2 (Heavy Industrial) zoning district and 50-X height and bulk district. The proposed building would cover most of the site; it would be set back from the rear by about 10 feet.
(Continued from Regular Meeting of April 17, 1997)
16. 97.220D (FUNG)
635 TENNESSEE STREET, east side between Mariposa and 15th Streets, Lot 019 in Assessor's Block 3995 - Request for Discretionary Review of Building Permit Application No. 9702498, proposing to construct 16 live/work units on a four-story plus mezzanine building in an M-2 (Heavy Industrial) District. The ground level would cover 100 percent of the lot, while the upper levels would be set back 10 feet from the rear and cover 90 percent of the lot. Sixteen off-street parking spaces would be provided.
(Continued from Regular Meeting of April 17, 1997)
17. 97.221D (FUNG)
681 TENNESSEE STREET, east side between Mariposa and 15th Streets, Lot 028 in Assessor's Block 3995 - Request for Discretionary Review of Building Permit Application No. 9702495, proposing to construct 16 live/work units on a four-story plus mezzanine building in an M-2 (Heavy Industrial) District. The ground level would cover 100 percent of the lot, while the upper levels would be set back 10 feet from the rear and cover 90 percent of the lot. Sixteen off-street parking spaces would be provided.
(Continued from Regular Meeting of April 17, 1997)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

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ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister.

American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edlin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Air Quality Element - Proposal for Citizen Review	4/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Community Safety Element - Proposal for Adoption	4/97	FREE
Community Safety Element - Implementation Program	4/97	FREE
Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/95	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00
Citizen's Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh. Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		
Financial District, Union Square/Downtown Retail, North Beach,		
Chinatown, Van Ness/Western Addition, Marina/Fillmore,		
Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
South Bayshore Area Plan (printed version)	3/97	5.00
Neighborhood Organizations Directory	1/97	4.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.

These and other Planning Department reports are also available for public reference in Public Libraries.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

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NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND

REDEVELOPMENT COMMISSION

THURSDAY, MAY 8, 1997

ROOM 404

BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

12:00 P.M.

NOT START TIME

DOCUMENTS DEPT.

MAY 07 1997

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Roll Call:

Planning Commission
Redevelopment Commission

A. SPECIAL CALENDAR

1.

(ROOS)

SAN FRANCISCO FEDERAL BUILDING. JOINT PUBLIC MEETING REGARDING CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT (EIS/EIR), BY THE SAN FRANCISCO PLANNING COMMISSION, THE SAN FRANCISCO REDEVELOPMENT AGENCY, AND THE FEDERAL GENERAL SERVICES ADMINISTRATION. CERTIFICATION OF FINAL EIR. The General Services Administration (GSA) is proposing the construction of a new Federal building in San Francisco. Remaining on-site buildings would be demolished, and a new building constructed. The building would contain about 675,000 gross sq. ft., or 475,000 occupiable sq. ft., and 161 parking spaces. The structure would be about 22 stories and a maximum of about 315 ft. Tall. There would be about 2,740 employees. Two sites for the proposed building area analyzed: the southwest corner of Tenth and Market Streets and the northwest corner of Seventh and Mission Streets. The purchase of an existing building, lease of existing space, and no action are also considered as alternatives.

NOTE: THE PUBLIC HEARING ON THE DRAFT EIS/EIR CLOSED JUNE 6, 1996, AND THE PUBLIC REVIEW PERIOD FOR THE FINAL EIS ENDED APRIL 21, 1997. THE PUBLIC COMMENT PERIOD IS, THEREFORE, CLOSED.

B. PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the City Planning Commission and the Redevelopment Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit**

the total testimony to 30 minutes.

Adjournment

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: If you challenge any of the proposed actions described below in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing."

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 8, 1997
BOARD OF SUPERVISORS CHAMBER
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
12:30 P.M.
NOT START TIME

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MAY 07 1997

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12:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. **ITEMS TO BE CONTINUED**

B. **PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment

to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- draft minutes of April 24, 1997.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

4. 95.202E PUBLIC HEARING CLOSED (McCORMICK)
18TH AVENUE AT THE PRESIDIO: Appeal of Preliminary Negative Declaration. Construct one single-family house on two undeveloped parcels adjacent to the San Francisco Presidio between 17th and 18th Avenues north of Lake Street, Lots 22 and 23 in Assessor's Block 1341. The project would be accessed by a newly constructed pier-supported driveway from 18th Avenue. Two off-street parking spaces would be provided.

(Continued from the Regular Meeting of May 1, 1997)

NOTE: On 4/10/97, following testimony, the Commission closed public hearing and continue to 4/17/97 by a vote of +6 -1 with Commissioner Chinchilla voting no.

5. 97.127C (ZWIERZYCKI)
2122 MARKET STREET, near the northwestern corner at Church Street, Lot 004 in Assessor's Block 3542 - Request for Conditional Use authorization to establish a Financial Service Use (d.b.a. Sterling Bank and Trust) on the ground floor of an existing three-story mixed-use building, in the Upper Market Street Neighborhood Commercial District.

6. (GALLAGHER)
PLANNING DEPARTMENT REPORT ON AND RECOMMENDATIONS TO THE COMMISSION ON LIVE/WORK: Issues, over-view and short- and long-term recommendations on live/work. After a staff presentation and public testimony, the Commission may take action on short-term recommendations by consideration of a Discretionary Review Policy for certain live/work proposals. Copies of the Report on Live/Work and a one-page summary are available at the Planning Information Counter on the ground floor at 1660 Mission Street.

Adjournment

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Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Community Safety Element - Proposal for Adoption	4/97	FREE
Community Safety Element - Implementation Program	4/97	FREE
Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan - Proposal for Citizen's Review	2/1/96	7.00
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00

CPC NOTICE OF HEARING AND CALENDAR -4-

MAY 8, 1997

Citizen' Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh.Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for: Financial District, Union Square/Downtown Retail, North Beach, Chinatown, Van Ness/Western Addition, Marina/Fillmore, Civic Center,South of Market, Mission, Potrero, South Bayshore, Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
South Bayshore Area Plan (printed version)	3/97	5.00
Neighborhood Organizations Directory	1/97	4.00
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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

MAY 15, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 97.199R

(GORDON)

1000 GREAT HIGHWAY, within Golden Gate Park, Lot 1 in Assessor's Block 1700 - Request to erect a freestanding business sign in a P (Public) Zoning District and OS (Open Space) Height and Bulk District under Section 605 of the Planning Code, per Building Permit Application No.9702394, for the site doing business as The Beach Chalet (City Designated Landmark No. 170). The proposal requires a finding of conformity with the General Plan pursuant to Section 290 of the Planning Code, and Section 4.105 of the San Francisco Charter. The proposed sign received a Certificate of Appropriateness from the Landmarks Preservation Advisory Board at its Regular Meeting of 4/2/97. (Proposed for Continuance to May 22, 1997)

2. 95.673CERS (MILLER)
600-BLOCK OF CLIPPER STREET, north side, and 4400-Block of 25TH STREET, south side, between Douglass Street and Hoffman Avenue, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT for a resubdivision of the property into 13 lots and to permit construction of up to 24 DWELLING UNITS thereon requiring modifications of City Planning Code standards for lot area and rear-yard area, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to May 22, 1997)
3. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE; On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.
(Continued from Regular Meeting of March 20, 1997)
(Proposed for Continuance to July 17, 1997)
4. (LIEBERMANN)
DRAFT WATERFRONT LAND USE PLAN AND DRAFT WATERFRONT DESIGN AND ACCESS PROGRAM, Planning Department and Port staff will give a status report on the Draft Waterfront Land use Plan and will present the Draft Waterfront Design and Access Program - a proposed set of Urban design Guidelines for Port waterfront projects - for review and comments by the Commission as well as the public.
(Proposed for Continuance to May 22, 1997)

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MAY 14 1997

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ADDENDUM

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
MAY 15, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

96.769C

(GORDON)

2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 1, 1997)

(Proposed for Continuance to June 5, 1997)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of May 1, 1997.

D. DIRECTOR'S REPORT6. DIRECTOR'S ANNOUNCEMENTS7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

8. (MONTAÑA)

NEIGHBORHOOD PLANNING--DEVELOPMENT OF NEIGHBORHOOD CHARACTER AND NEIGHBORHOOD QUALITY STANDARDS AND DESCRIPTORS--Cal Poly Neighborhood Character Study. Informational presentation to the Planning Commission of a draft set of neighborhood character descriptors and neighborhood quality standards and a planning methodology to enable the Neighborhood Planning Activity Team to identify the character of various San Francisco neighborhoods and to develop a community profile of social, economic and physical attributes and concerns and to develop a neighborhood improvement program for each neighborhood. Over the course of the Winter and Spring 1997 Quarters, students from the San Francisco Urban Design Internship Program of the College of Architecture and Environmental Design at Cal Poly, San Luis Obispo helped design and pre-test the descriptors, standards, planning methodology and improvement programs using eight San Francisco neighborhoods. A brief presentation of the findings of these pre-tests for the Outer Sunset, Bernal, Castro, Upper Polk, South Beach, South of Market, Ocean View-Merced Heights and Ingleside (OMI) and Potrero Hill neighborhoods will be presented to the Commission along with the student teams.

E. CONSENT CALENDAR/UNCONTESTED CASES

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and will be acted upon by a single roll call vote of the Commission. There will be no separate

discussion of these items unless a member of the Commission so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item.

9. 97.198A (GORDON)
166 GRANT AVENUE, east side between Post Street and Maiden Lane, Lot 17 in Assessor's Block 310 - Request for authorization of a Permit to Alter a Category IV Contributory Building pursuant to Article 11 of the Planning Code. The subject property, within the Kearny-Market-Sutter Conservation District, is zoned C-3-R (Downtown Retail District) and is in an 80-130-F Height and Bulk District. The proposed Major Alteration was recommended for approval by the Landmarks Preservation Advisory Board at its Regular Meeting of April 21, 1997 under Resolution No. 497. The Planning Director recommends the approval of this project. Pursuant to Planning Code Sections 1110 through 1111.6, consideration of alterations of Significant or Contributory buildings, or buildings in Conservation Districts may be reviewed by the Planning Commission as a Consent Calendar item.

F. REGULAR CALENDAR

- 10a. 97.098A (PAEZ)
45 HYDE STREET, OLD MAIN LIBRARY ANNEX, A NON-CONTRIBUTORY BUILDING WITHIN THE CIVIC CENTER NATIONAL HISTORIC LANDMARK NATIONAL REGISTER AND LOCAL HISTORIC DISTRICT. A portion of Lot 1 in Assessor's Block 353. Request for Certificate of Appropriateness in accordance with Article 10 of the City Planning Code for demolition in preparation for the rehabilitation of the Old Main Library as the new Asian Art Museum. On April 2, 1997, the Landmarks Preservation Advisory Board approved and adopted Resolution No. 496 recommending Planning Commission approval of the Certificate of Appropriateness. Request for findings of General Plan consistency for the proposed demolition. The property is located within a P (Public Use) Zoning District with an 80-X Height and Bulk designation.
- 10b. 97.098R (SCOTT)
45 HYDE STREET DEMOLITION, Consideration of a motion with findings and conditions that the demolition of 45 Hyde Street, a City owned building, would be consistent with the General Plan.
11. 97.008ET (ROSETTER)
MOTOR FUEL AND ALCOHOLIC BEVERAGE AMENDMENT - consideration of a Planning Code amendment controlling the sale of alcoholic beverages and gasoline at the same establishment. The proposed amendment would add Section 229 to the Planning Code and amend Sections 703.2, 803.2, 803.3 and 803.4 to prohibit establishments that sell motor vehicle fuel

concurrent with distilled alcoholic beverages ("hard" liquor) and to require conditional use authorization (special permission from the Planning Commission) for establishments that sell motor vehicle fuels concurrent with beer or wine.

12. 97.212E (ROSETTER)
CITY LEASES FOR BICYCLE PARKING - consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to require City leases, when the City is leasing space in a building, to include a provision giving the City the right to install bicycle parking facilities in the building.
13. 97.177ETZ (MILLER)
Consideration of proposed amendments to the City Planning Code to create Section 780.2 "Bayshore-Hester Special Use District", to amend Section 713 "Neighborhood Commercial Shopping Center District" by revising its use table to add a note to Section 713.55 and to include said new Section 780.2 as a special provision, and to amend Section 790.46 to include, within said "Bayshore-Hester Special Use District" only, a "motel" within the definition of "Hotel, Tourist".
14. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of April 17, 1997)
15. 97.211C (ZWIERZYCKI)
3641 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083: Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three antennas on an existing rooftop and an equipment cabinet within the interior of an existing one-story commercial building as part of a wireless communication network in an NC-3 Neighborhood Commercial, Moderate Scale District Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD

BY 3:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

16. 97.171D (WANG)
221 CRESTA VISTA DRIVE, north side between Casitas and Lulu Avenues, Lot 005 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 9600682, proposing to construct horizontal building additions that include a one-story over-garage toward west side property line, and a three-story toward east side property line at the existing three-story over-garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.
17. 97.223D (ARCE)
1432-1434 KEARNY STREET, north side between Filbert and Union Streets, Lot 028 in Assessor's Block 0105 - Request for Discretionary Review of Building Permit Application No. 9621910, proposing to demolish the existing parking structure and to build a three-story over-garage two-family dwelling and to retain the rear structure in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of April 17, 1997)
18. 97.172D (OMOKARO)
1780 - 11TH AVENUE, east side between Moraga and Noriega Streets, Lot 025 in Assessor's Block 2039 - Request for Discretionary Review of Building Permit Application No. 9701442, proposing to alter the existing living room and garage at the ground floor level in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of May 1, 1997)

4:00 P.M.

19. **PUBLIC HEARING CLOSED** (GALLAGHER)
PLANNING DEPARTMENT REPORT ON AND RECOMMENDATIONS TO THE COMMISSION ON LIVE/WORK: Issues, over-view and short- and long-term recommendations on live/work. After a staff presentation and public testimony, the Commission may take action on short-term recommendations by consideration of a Discretionary Review Policy for certain live/work proposals. Copies of the Report on Live/Work and a one-page summary are available at the Planning Information Counter on the ground floor at 1660 Mission Street.
(Continued from Regular Meeting of May 8, 1997)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the

Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970515

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Air Quality Element - Proposal for Citizen Review	4/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Community Safety Element - Proposal for Adoption	4/97	FREE
Community Safety Element - Implementation Program	4/97	FREE
Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00
Citizen' Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh.Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		
Financial District, Union Square/Downtown Retail, North Beach,		
Chinatown, Van Ness/Western Addition, Marina/Fillmore,		
Civic Center,South of Market, Mission, Potrero, South Bayshore,		

Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market.

Richmond, Sunset, Parkside/Lakeshore

3/97

4.00 each

South Bayshore Area Plan (printed version)

3/97

5.00

Neighborhood Organizations Directory

1/97

4.00

To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.

These and other Planning Department reports are also available for public reference in Public Libraries.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

Note: If you challenge any of the proposed actions described below in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing."

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

MAY 22, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

MAY 20 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 97.170C

(FALLAY)

1337-1339 GRANT AVENUE, west side between Green Street and Vallejo Street, Lot 3 in Assessor's Block 0131: Request for Conditional Use authorization to allow a place of entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add non-amplified music to an existing full service restaurant, as required by Planning Code Section 722.48; in the North Beach Neighborhood Commercial Zoning District/40-X Height and Bulk District.

(Proposed for Continuance to June 5, 1997)

2. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of May 1, 1997)
(Proposed for Continuance to June 5, 1997)
3. 97.199R (GORDON)
1000 GREAT HIGHWAY, within Golden Gate Park, Lot 1 in Assessor's Block 1700 - Request to erect a freestanding business sign in a P (Public) Zoning District and OS (Open Space) Height and Bulk District under Section 605 of the Planning Code, per Building Permit Application No. 9702394, for the site doing business as The Beach Chalet (City Designated Landmark No. 179). The proposal requires a finding of conformity with the General Plan pursuant to Section 290 of the Planning Code, and Section 4.105 of the San Francisco Charter. The proposed sign received a Certificate of Appropriateness from the Landmarks Preservation Advisory Board at its Regular Meeting of 4/2/97.
(Continued from Regular Meeting of May 15, 1997)
(Proposed for Continuance to July 10, 1997)
4. 97.093C (PEPPER)
2750 RIVERA STREET (ALSO KNOWN AS 2001 37TH AVENUE), northwest corner at 37th Avenue; Lot 6 in Assessor's Block 2094: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas and a base transceiver station on the roof of St. Ignatius College Preparatory School as part of a wireless communication network in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Pacific Bell Mobile Services. The existing building is approximately 41 feet in height, and the existing rooftop penthouse is approximately 50 feet above grade. Each antenna measures approximately six feet high. The three antennas would be mounted inside one 16-inch-diameter tube. The tops of the tubes would be approximately 57 feet above sidewalk grade. The base transceiver station measures approximately six feet high by four feet wide by two feet deep and would be located on the roof.
(Continued from Regular Meeting of April 17, 1997)
This item has been withdrawn

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that

comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of May 8, 1997.

D. DIRECTOR'S REPORT

6. Resolution honoring and recognizing Sharon Rogers' many years of dedicated services to the Planning Department and the City of San Francisco

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

9. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.
(Continued from Regular Meeting of April 10, 1997)

F. REGULAR CALENDAR

10. (LIEBERMANN)
DRAFT WATERFRONT LAND USE PLAN AND DRAFT WATERFRONT DESIGN AND ACCESS ELEMENT, Planning Department and Port staff will give a status report on the Draft Waterfront Land use Plan and will present the Draft Waterfront Design and Access Element - a proposed set of Urban Design and Development Guidelines for Port waterfront projects - for review and comments by the Commission as well as the public. Copies of the Design and Access Element can be obtained from the reception desk of the Port's office at the Ferry Building, Suite 3100, or by calling 274-0354 (Price \$5.00).
(Continued from Regular Meeting of May 15, 1997)

11. (GLASNER)

GOLDEN GATE PARK MASTER PLAN. Public Hearing on the Draft Environmental Impact Report. The Golden Gate Park Master Plan is a comprehensive planning document that includes general policies and management strategies to guide continued maintenance of the park infrastructure as well as future changes to facilities and landscapes. Specific near-term projects, long-term projects, and studies leading to future actions are described. The Draft EIR analyzes policies and actions proposed in the Master Plan that could result in physical changes to the environment. **The purpose of this hearing is to take public comment on the adequacy of the Draft EIR which was published on April 11, 1997.** Note: Written comments will be accepted at the Planning Department until 5:00 p.m. on May 28, 1997.

3:30 P.M.

12. 96.328E (PARKER)

300 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 12 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.
(Continued from Regular Meeting of May 15, 1997)

13. 97.212E (ROSETTER)

CITY LEASES FOR BICYCLE PARKING - consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 155.1 to require City leases, when the City is leasing space in a building, to include a provision giving the City the right to install bicycle parking facilities in the building.
(Continued from Regular Meeting of May 15, 1997)

14. (PASSMORE)

HOURS OF RESTAURANT OPERATION IN CHINATOWN MIXED USE DISTRICTS. Initiation of a proposed amendment to the Planning Code that would remove the limit on hours of operation for restaurants in the Chinatown Mixed Use Districts. Currently, the Chinatown Community Business District has not limit on the hours of operation but the Chinatown Visitor Retail District and the Chinatown Residential Neighborhood Commercial District both require a conditional use authorization for any business to be open between 11:00 P.M. and 2:00 A.M. and do not allow businesses to be open between 2:00 A.M. and 6:00 A.M.

15. 97.177ETZ (MILLER)
Consideration of proposed amendments to the City Planning Code to create Section 780.2 "Bayshore-Hester Special Use District", to amend Section 713 "Neighborhood Commercial Shopping Center District" by revising its use table to add a note to Section 713.55 and to include said new Section 780.2 as a special provision, and to amend Section 790.46 to include, within said "Bayshore-Hester Special Use District" only, a "motel" within the definition of "Hotel, Tourist".
(Continued from Regular Meeting of May 15, 1977)
16. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of May 15, 1977)
17. 96.645Z (MILLER)
2011 BAYSHORE BOULEVARD, east side north of Hester Avenue (with additional frontage on Hester Avenue), Lots 3, 10 and 11 in Assessor's Block 5054A - Request for RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to a C-2 (Community Business) District.
(Continued from Regular Meeting of May 15, 1977)
18. 97.059C (MILLER)
2859 - 22ND STREET, south side between Harrison and Alabama Streets, Lot 32 in Assessor's Block 4148 -- Request for authorization of a CONDITIONAL USE to establish a RELIGIOUS FACILITY (Monte Sinai Iglesia) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 15, 1997)
19. 95.673CERS (MILLER)
600-BLOCK OF CLIPPER STREET, north side, and 4400-Block of 25TH STREET, south side, between Douglass Street and Hoffman Avenue, Lots 16, 17, 19 and 20 in Assessor's Block 6543 and Lots 8 and 9 in Assessor's Block 6544 -- Request for authorization of a CONDITIONAL USE for a PLANNED UNIT DEVELOPMENT for a resubdivision of the subject property into 13 lots and to permit construction of up to 24 DWELLING UNITS thereon requiring modifications of City Planning Code standards for lot area and rear-yard area, in an RH-2 (House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 15, 1997)
20. 97.143CV (MILLER)
290 DOLORES STREET, northwest corner at 16th Street, Lot 10 in Assessor's Block 3557 -- Request for authorization of a CONDITIONAL USE

to establish a RELIGIOUS FACILITY (Congregation Sha'ar Zahav) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District, also the subject of a request for a Variance of the open space requirements of the City Planning Code.

21. 97.143CV (MILLER)
290 DOLORES STREET, northwest corner at 16th Street, Lot 10 in Assessor's Block 3557 in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. Public hearing by the Zoning Administrator on request for zoning variance of rear-yard and bay-window requirements of the Planning Code in conjunction with the conversion of a mortuary to a synagogue.
22. 95.644C (IONIN)
788 - 8TH AVENUE, northeast corner at Fulton Street; Lot 18 in Assessor's Block 1650 - Request for a Conditional Use Authorization to allow ten condominiums with ground floor commercial/retail space to be developed on a lot over 5,000 square feet in area within the Inner Richmond Neighborhood in an NC-1 (Neighborhood Commercial Cluster) District, and 40-X Height and Bulk District, per Section 710.11 of the Planning Code.
23. 97.067C (BILLOVITS)
405 BAKER STREET, west side of the street between Hayes and Grove Streets, Lot 7 in Assessor's Block 1199 -- Request for a Conditional Use Authorization to establish a residential care facility serving twelve emotionally disturbed children in an RH-3 (House, Three-Family) District (as required by Section 209.3(c) of the Planning Code) and a 40-X Height and Bulk District.
24. 97.213C (PEPPER)
1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

25. 97.226D (ARCE)
2959 - 21ST STREET, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
26. 97.255DD (IONIN)
255 CHESTNUT STREET, Lot 034, in Assessor's Block 0016, proposing to construct a two-story addition over the existing unit, the top floor being set back 10 feet from the front property line.
27. 97.166D (IONIN)
338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.
(Continued from Regular Meeting of May 1, 1997)
28. 97.204D (GALLAGHER)
745 TENNESSEE STREET, east side between 18th and 19th Streets, Lots 011, 012 and 014 in Assessor's Block 4044 - Request for Discretionary Review of Building Permit Application No. 9624842, proposing to construct 12 live/work units for artists with 12 independently accessible parking spaces within a 50-foot-tall building in an M-2 (Heavy Industrial) zoning district and 50-X height and bulk district. The proposed building would cover most of the site; it would be set back from the rear by about 10 feet.
(Continued from Regular Meeting of May 1, 1997)
29. 97.209D (ANDRADE)
835 MINNESOTA STREET (A VACANT LOT), east side between 20th and 22nd Streets, Lot 025 in Assessor's Block 4107 - Request for Discretionary Review of Building Permit Application No. 9703704, proposing to construct 10 live/work units with off-street parking for 10 cars on a 50' x 50' vacant lot. The height of the proposed building will be approximately 49'-0" in an M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of April 24, 1997)

7:00 P.M.

30. **PUBLIC HEARING CLOSED** (GALLAGHER)
PLANNING DEPARTMENT REPORT ON AND RECOMMENDATIONS TO THE COMMISSION ON LIVE/WORK: Issues, over-view and short- and long-term recommendations on live/work. After a staff presentation and public testimony, the Commission may take action on short-term recommendations by consideration of a Discretionary Review Policy for certain live/work proposals. Copies of the Report on Live/Work and a one-page summary are available at the Planning Information Counter on the ground floor at 1660 Mission Street.
(Continued from Regular Meeting of May 15, 1997)
31. 97.184R (BADINER)
ONE EMBARCADERO SOUTH 9 (SITE L) King/Embarcadero between Townsend and Second Streets, Assessor's Block 3793, Lots 1 and 2-- Consideration of amendments to the Rincon Point/South Beach Redevelopment Project Design for Development document to modify height, bulk, roof coverage for mechanical penthouses and height of the mechanical penthouse controls, to accommodate a residential complex with approximately 233 units and 7,000 square feet of commercial space, which is under the San Francisco Redevelopment Agency jurisdiction.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970515

ACCESSIBLE MEETING POLICY

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Changes in the Housing Inventory	5/1/96	3.00
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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

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ADDENDUM

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
MAY 22, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

1:30 P.M.

DOCUMENTS DEPT.

MAY 21 1997

SAN FRANCISCO
PUBLIC LIBRARY

A. ITEMS TO BE CONTINUED

97.058E

(KALAHAR)

949 POST STREET, south side, between Larkin Street and Hyde Street, lot 24 in Assessor's Block 302 - Appeal of a Preliminary Negative Declaration for proposed construction of six (6) story, 29 unit senior housing apartment building. The ground floor of the proposed project would be for parking and utilities, floors 2-5 would have six (6) units each, and the sixth floor would contain five (5) units, for a total of 11,800 square feet in residential use. The site is within the RC-4 (Residential-Commercial: High Density) district. The lot is currently occupied by a manual car washing business, and is unimproved save for a concrete slab and a 78 square foot wooden structure

(Proposed for Continuance to June 5, 1997)

DOCUMENTS DEPT

MAY 21 1997

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF CANCELLATION
PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
MAY 29, 1997

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, May 29, 1997, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, June 5, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	

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CITY AND COUNTY OF SAN FRANCISCO
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ADDENDUM

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SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

MAY 22, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

1:30 P.M.

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(Proposed for Continuance to June 5, 1997)

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4
5/97
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

Note: If you challenge any of the proposed actions described below in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing."

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 5, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUN 02 1997

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PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 96.769C

(GORDON)

2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of May 1, 1997)

(Proposed for Continuance to July 17, 1997)

2. 97.214C (OMOKARO)
1 TAPIA DRIVE, northwest corner of 19th and Holloway Avenues; Lot 005 Assessor's Block 7299 -- Request for Conditional Use Authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and 1 base transceiver station located inside the penthouse as part of a wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts. The antennas are part of a wireless transmission network operated by Page Net. The existing building is approximately 110 feet in height. The three antennas measure approximately 15 feet high, 9.5 feet high and 9.5 feet high by 3 inches wide. The antennas would be mounted on the side of the Penthouse. The tops of the antennas would be approximately 151 feet above sidewalk grade. The equipment shelter measures approximately 2 feet wide by 2 feet deep and would be located inside the Penthouse on top of the existing building.
(Proposed for Continuance to July 24, 1997)
3. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.
(Proposed for Continuance to June 19, 1997)
4. PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider Discretionary Review Policy for certain live/work proposals. Staff recommendations for the policy are included in the Department's May 22 "Amended Short-term and long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.
NOTE: On 5/8/97, following testimony, the Commission closed public hearing and continued the matter to 5/15/97.
NOTE: Public comment on June 12 should address only the amendments to the recommendations.
(Proposed for Continuance to June 12, 1997 in Board of Supervisors Chamber)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when

the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption -- draft minutes of May 15 and 22, 1997.

D. DIRECTOR'S REPORT

6. (GITELMAN)
RESOLUTION FOR SHARON ROGERS, Resolution honoring and recognizing Sharon Rogers' many years of dedicated services to the Planning Department and the City of San Francisco
7. BERNAL DWELLING DEMOLITION STATUS REPORT (MONTANA)
8. DIRECTOR'S ANNOUNCEMENTS
9. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

10. (HORTON)
Public hearing to consider authorizing the Director of Planning to enter into a contract with Lane Kendig, Inc., for an amount not to exceed \$47,000 to automate the San Francisco General Plan, as a hypertext/text-retrieval system. This would immensely improve, for the general public and staff, access to the information in the General Plan. Additionally, it would establish an electronic link for cross-referencing the policies of the Plan and the implementation provisions of the Electronic Planning Code.
11. 97.177MR (BADINER)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL; Assessor's Block 3894, Lots 3B and 27, Assessor's Block 9900, Piers 46B and 46C, Seawall Lot 336 and a portion of Seawall Lot 336, including streets -
- Construction of a request to initiate proposed amendments to the Northeastern Waterfront Plan, the Recreation and Open Space Element, the Urban Design Element and the Land Use Index of the General Plan to

accommodate a 45,000 seat ballpark with associated commercial uses in a 150-X Height and Bulk District, and the Northeast China Basin Special Use District.

- 12a. 96.005ECV (NIXON)
540 and 590 VAN NESS AVENUE AND 561 GOLDEN GATE AVENUE AKA 595 GOLDEN GATE AVENUE, southeast corner, Lots 7, 8 and 9 in Assessor's Block 766: Request for authorization of a Conditional Use to permit commercial occupancy above the ground floor level and for construction above a height of 40 feet in an RC-4 Zoning District, within the Van Ness Avenue Special Use District and also within a 130-V Height and Bulk District. The proposal requires a variance from the provision of off-street parking. The variance will be considered by the Zoning Administrator concurrently with the Conditional Use hearing.
- 12b. 96.005ECV (NIXON)
540 and 590 VAN NESS AVENUE AND 561 GOLDEN GATE AVENUE AKA 595 GOLDEN GATE AVENUE, southeast corner, Lots 7, 8 and 9 in Assessor's Block 766: Consideration by the Zoning Administrator of a request for a variance of the off-street parking requirements of the City Planning Code with remodeling, additions and change of use to the three buildings listed above.
13. 97.223D (ARCE)
1432-1434 KEARNY STREET, north side between Filbert and Union Streets, Lot 028 in Assessor's Block 0105 - Request for Discretionary Review of Building Permit Application No. 9621910, proposing to demolish the existing parking structure and to build a three-story over-garage two-family dwelling and to retain the rear structure in an RH-3 (House, Three-Family) District. (Continued from Regular Meeting of May 15, 1997)

3:30 P.M.

14. 97.157C (OMOKARO)
1163 GOETTINGEN STREET, Lot 24 in Assessor's Block 6175; east side between Ward and Harkness Street -- Request for Conditional Use Authorization to increase the number of allowable beds from six(6) to ten(10) in a Residential Care Facility as required by Planning Code Section 209.3(c), in an RH-1 (Residential House, Single-Family) Zoning District with a 40-X Height and Bulk District. The proposal includes interior alterations of the first and second stories to accommodate the additional residents.

15. 97.244C (WANG)
2965 (ALSO KNOWN AS 2955) - 24TH STREET, south side between Alabama and Harrison Streets, Lot 37 in Assessor's Block 4270: Request for Conditional Use authorization to convert an existing retail grocery store to a SMALL SELF-SERVICE RESTAURANT (as defined by Section 790.91 of the Planning Code) as required by Planning Code Section 727.44 within the 24th Street - Mission Neighborhood Commercial District and a 40-X Height and Bulk District.
16. 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant in the Inner Clement Neighborhood Commercial District.
- 17a. 97.144CV (PEPPER)
429 14TH STREET, south side between Guerrero and Valencia Streets; Lot 29 in Assessor's Block 3546: -- Request for Conditional Use authorization to convert an existing 1162 square feet non-conforming commercial use to a live/work unit under Section 209.9(f) of the Planning Code in an RM-1 (Residential, Mixed, Low Density) District and a 50-X Height and Bulk District.
- 17b. 97.144CV (PEPPER)
429 14TH STREET, south side between Guerrero and Valencia Streets, Lot 29 in Assessor's Block 3546 in an RM-1 (Residential, Mixed, Low Density) District and a 50-X Height and Bulk District. Public hearing by the Zoning Administrator on request for zoning variance of off-street parking requirement of the Planning Code in conjunction with the conversion of a non-conforming commercial use to one live/work unit.
18. 97.170C (FALLAY)
1337-1339 GRANT AVENUE, west side between Green Street and Vallejo Street, Lot 3 in Assessor's Block 0131: Request for Conditional Use authorization to allow a place of entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add non-amplified music to an existing full service restaurant, as required by Planning Code Section 722.48; in the North Beach Neighborhood Commercial Zoning District/40-X Height and Bulk District.
NOTE: This project has been continued from the originally scheduled May 22, 1997 hearing date to the June 5, 1997 hearing date because the Postal was not put up for the required number of days.

19. 97.211C (ZWIERZYCKI)
4631 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083: Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three antennas on an existing rooftop and an equipment cabinet within the interior of an existing one-story commercial building as part of a wireless communication network in an NC-3 Neighborhood Commercial, Moderate Scale District.
(Continued from Regular Meeting of May 15, 1997)
NOTE: This project has been continued from the originally scheduled May 15, 1997 hearing date, which was improperly noticed as 3641 Mission Street.
20. 97.219C (LI)
601 DUBOCE AVENUE, south side between Castro Street and Noe Street; Lot 1 in Assessor's Block 3539: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install four panel antennas and a base transceiver station on the roof of the existing 71-foot-high medical office building as part of a wireless communications network in an RH-3 (Residential, House, Three-Family) District and 65-D/105-E Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Pacific Bell. The antennas would be mounted on the sides of the existing 17-foot-high rooftop penthouse. Each panel antenna measures approximately five feet high by nine inches wide. The tops of the antennas would be approximately 89 feet above sidewalk grade. The base transceiver station, which measures approximately six feet high by four feet wide by two feet deep, would also be located on the roof.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

21. 97.171D (WANG)
221 CRESTA VISTA DRIVE, north side between Casitas and Lulu Avenues, Lot 005 in Assessor's Block 2993 - Request for Discretionary Review of Building Permit Application No. 9600682, proposing to construct horizontal building additions that include a one-story over-garage toward west side

property line, and a three-story toward east side property line at the existing three-story over-garage single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.

NOTE: On May 5/15 following testimony, the Planning Commission closed public hearing and continued to 6/5/97

22. 97.175D (BANALES)
1219 - 24TH AVENUE, west side between Lincoln Way and Irving Street, Lot 002 in Assessor's Block 1726 - Request for Discretionary Review of Building Permit Application No. 9624129S, proposing to demolish an existing building and replace it with new construction of a four-story, two-unit building in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of May 1, 1997)
23. 97.302D (PUTRA)
2432 DIAMOND STREET (A VACANT LOT), south side between Conrad and Moffitt Streets. Lot 026 in Assessor's Block 6700 - Request for Discretionary Review of Building Permit Application No. 9703626, proposing to construct a new two-story at the front and a three-story at the rear single-family house on a vacant lot in an RH-1 (House, One-Family) District.
24. 97.317D (ANDRADE)
239 VALLEY STREET, south side between Church and Sanchez Streets, Lot 022 in Assessor's block 6619 - Request for Discretionary Review of Building Permit Application No. 9622290, proposing to demolish the existing one-family house and replace it with a two-family, three-story dwelling with a two-car garage in an RH-2 (House, Two-Family) District.
25. 97.266D (CHIONG)
118 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 069 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602145, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.
26. 97.267D (CHIONG)
128 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 070 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602144, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

27. 97.268D (CHIONG)
138 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill,
 Lot 071 in Assessor's Block 2923 - Request for Discretionary Review of
 Building Permit Application No. 9602143, proposing to install retaining walls,
 modify the interior and change the materials of a previously approved building
 permit for the new construction of three single-family dwelling on the lot in an
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Adjournment

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970605

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, not later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

Note: If you challenge any of the proposed actions described below in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing."

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 12, 1997

BOARD OF SUPERVISORS CHAMBER
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUN 10 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be

exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

1. DIRECTOR'S ANNOUNCEMENTS

2. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

3. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.
NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.
(Continued from Regular Meeting of June 5, 1997)

F. REGULAR CALENDAR

4. (LINDSAY)
HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyard Redevelopment Plan and the current status of the Area Plan for the Shipyard.
- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption,

and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

5. 97.296ET (ROSETTER)
HOURS OF RESTAURANT OPERATION IN CHINATOWN MIXED USE DISTRICTS - consideration of a proposed amendment to the Planning Code, amending Section 890.48 to remove the limit on hours of operation for restaurants in the Chinatown Visitor Retail (CVR) and Chinatown Residential Neighborhood Commercial (CRNC) Districts. Currently, the Chinatown Community Business District has no limit on the hours of operation but the CVR and CRNC Districts both require a conditional use authorization for any business to be open between 11:00 P.M. and 2:00 A.M. and do not allow businesses to be open between 2:00 A.M. and 6:00 A.M. The proposal would amend the language defining "Hours of Operation" for the Mixed Use districts to exempt restaurants in these two Chinatown districts from any limit on business hours. The CVR District generally constitutes the frontage along Grant Avenue between California Street and Jackson Street, while the CRNC District generally constitutes the rest of the area bounded by both sides of Powell Street north of Washington Street, both sides of Pacific Avenue, Columbus Avenue, Kearny Street, California Street and both sides of Stockton Street to Washington Street.
6. 97.058E (KALAHAR)
949 POST STREET, south side, between Larkin Street and Hyde Street, Lot 24 in Assessor's Block 302 - Appeal of a Preliminary Negative Declaration for proposed construction of six (6) story, 29 unit senior housing apartment building. The ground floor of the proposed project would be for parking and utilities, floors 2-5 would have six (6) units each, and the sixth floor would contain five (5) units, for a total of 11,800 square feet in residential use. The site is within the RC-4 (Residential-Commercial: High Density) district. The lot is currently occupied by a manual car washing business, and is unimproved save for a concrete slab and a 78 square foot wooden structure. (Continued from Regular Meeting of June 5, 1997)
- 7a. 97.058C (IONIN)
949 POST STREET, south side between Larkin Street and Meacham Place; Lot 24 in Assessor's Block 302 - Request for a Conditional Use Authorization to allow a new six-story, 29 unit, senior-housing apartment building to be developed over 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and Lower Nob Hill Apartment/Hotel Historic District and 80-T Height and Bulk District. (Continued from Regular Meeting of June 5, 1997)

- 7b. 97.058V (IONIN)
949 POST STREET, south side, between Larkin Street and Meacham Place; Lot 24 in Assessor's Block 302 in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and Lower Nob Hill Apartment/Hotel Historic District, and 80-T Height and Bulk District. **REAR YARD AND EXPOSURE**
VARIANCES SOUGHT: The proposal is to develop a new six-story, 29 unit, senior-housing apartment building.
(Continued from Regular Meeting of June 5, 1997)
8. 97.246C (NIXON)
PIER 39: Request for authorization of a Conditional Use to modify two conditions of approval in Motion 11726 for UnderWater World relating to supplemental off-site parking and supplemental MUNI service in a C-2 (Community Business) District, the Northern Waterfront Special Use District and a 40-X Height and Bulk District.
9. 97.059C (MILLER)
2859 - 22ND STREET, south side between Harrison and Alabama Streets, Lot 32 in Assessor's Block 4148 -- Request for authorization of a **CONDITIONAL USE** to establish a **RELIGIOUS FACILITY** (Monte Sinai Iglesia) in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of May 22, 1997)
10. 97.213C (PEPPER)
1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.
(Continued from Regular Meeting of June 5, 1997)

4:00 P.M.

11. (GALLAGHER)
PROPOSED LIVE/WORK DISCRETIONARY REVIEW POLICY -- The Planning Commission will consider Discretionary Review Policy for certain live/work proposals. Staff recommendations for the policy are included in the Department's May 22 "Amended Short-term and long-term Recommendations" for live/work, available at the Planning Information Center at 1660 Mission Street.
(Continued from Regular Meeting of June 5, 1997)
NOTE: On 5/8/97, following testimony, the Commission closed public hearing and continued the matter to 5/15/97.
NOTE: Public comment on June 12 should address only the amendments to the recommendations.
(Proposed for Continuance to June 12, 1997 in Board of Supervisors Chamber)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:00:0 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

12. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
13. 97.255DD (IONIN)
255 CHESTNUT STREET, Lot 034, in Assessor's Block 0016, proposing to construct a two-story addition over the existing unit, the top floor being set back 10 feet from the front property line.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970612

ACCESSIBLE MEETING POLICY

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Air Quality Element - Proposal for Citizen Review	4/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
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Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan -</u>	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
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Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00
Citizen's Guide to the South Bayshore Plan	7/96	4.00

CPC NOTICE OF HEARING AND CALENDAR

-7-

JUNE 12, 1997

San Francisco Neigh.Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for: Financial District, Union Square/Downtown Retail, North Beach, Chinatown, Van Ness/Western Addition, Marina/Fillmore, Civic Center, South of Market, Mission, Potrero, South Bayshore, Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market, Richmond, Sunset, Parkside/Lakeshore		
South Bayshore Area Plan (printed version)	3/97	4.00 each
Neighborhood Organizations Directory	1/97	5.00
		4.00

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JUNE 19, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUN 16 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 96.756E

(WONG)

394 TOWNSEND STREET, 60 LIVE/WORK UNITS: Northside at 5th Street, Lot 17 in Assessor's Block 3786. Appeal of Preliminary Negative Declaration. Proposed subdivision of an existing lot into three lots, removal of existing mini-storage containers, and new construction of three buildings, each containing 20 live/work units for a project total of 60 units. Each structure would be three stories, including mezzanines, and each would contain 20 off-street parking spaces.

(Proposed for Continuance to July 17, 1997)

2. 97.174D (FALLAY)
1020 MARIPOSA STREET (A VACANT LOT), north side between Mississippi and Pennsylvania Streets, Lot 016 in Assessor's Block 3987 - Request for Discretionary Review of Building Permit Application No. 9703210, proposing to construct a new three-story over-basement (50 feet high) six live/work unit building on a vacant lot in an M-2 (Heavy Industrial) District.
(Continued from Regular Meeting of June 5, 1997)
This item is been withdrawn

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption -- draft minute of June 5, 1997.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

6. (PASSMORE)

Report on proposed procedures or safe guards to insure that there is adequate follow up notice of continued Discretionary Review matters to all parties involved.

E. REGULAR CALENDAR

7. (LIEBERMANN)

DRAFT WATERFRONT DESIGN AND PLAN, Status report on issues associated with the Draft Waterfront Design and Access Plan, first presented to the Commission in the meeting of May 15, 1997. Public hearing on the Draft Waterfront Design and Access Plan and Commission comments and endorsements.

8. 97.344MR (BADINER)

BEALE AND BRYANT, NORTHWEST CORNER, Assessors Block 3766, Lot 11 - Consideration of a request to initiate proposed amendments to the Northeastern Waterfront Plan of the General Plan and consideration of amendments to the Rincon Point - South Beach Redevelopment Project Area Preliminary Plan to accommodate a 216 unit residential and live work project in an M-1 (Light Industrial) Use District and a 105-F Height and Bulk District.

9. (LINDSAY)
HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyard Redevelopment Plan and the current status of the Area Plan for the Shipyard.
- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of June 12, 1997)

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

10. 97.258C (BEATTY)

939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant in the Inner Clement Neighborhood Commercial District.

(Continued from Regular Meeting of June 5, 1997)

11. 97.170C (FALLAY)

1337-1339 GRANT AVENUE, west side between Green Street and Vallejo Street, Lot 3 in Assessor's Block 0131: Request for Conditional Use authorization to allow a place of entertainment (defined as Other Entertainment by Planning Code Section 790.38) to add non-amplified music to an existing full service restaurant, as required by Planning Code Section 722.48; in the North Beach Neighborhood Commercial Zoning District/40-X Height and Bulk District.

(Continued from Regular Meeting of June 5, 1997)

12. 97.234C (BILLOVITS)
2020 MARKET STREET, north side between Reservoir Street and Duboce Avenue; Lot 001 in Assessor's Block 3536 - Request for a Conditional Use Authorization to establish a public recycling use as a principal use in an NC-3 (Moderate-Scale Neighborhood Commercial District), per Code Section 712.83.
13. 96.328E (PARKER)
321 LANGTON STREET, southeast side of Langton Street, midblock, between Bryant Street and Brannan Street, Lot 87 in Assessor's Block 3780 - Appeal of a preliminary Negative Declaration. Proposed project would construct a four-story building containing 16 live/work units and 16 ground level off-street parking spaces at 300 Langton Street. The proposed building would be approximately 50 feet in height. The project site is in a SLI (Service/Light Industrial) Zoning District in the South of Market. The approximately 7,000 square foot site is currently vacant.
(Continued from Regular Meeting of May 22, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

14. 96.328D (IONIN)
321 LANGTON STREET, north side between Bryant and Brannan Streets, Lot 082 in Assessor's Block 3780 - Request for Discretionary Review of Building Permit Application No. 9505915, proposing to construct a 4-story, 16-unit live/work building in a Service/Light Industrial (SLI) District.
15. 97.339D (ANDRADE)
971 HOWARD STREET, south side between 5th and 6th Streets, a through lot also fronting on Tehama Street, Lot 116 in Assessor's Block 3732 - Request for Discretionary Review of Building Permit Application No. 9704121, proposing to construct a 3-story, 12-unit live/work building in the Residential Service/Mixed Use (RSD) District. 96.328D

16. 97.357D

(MILLER)

1 LA AVANZADA STREET, (also know as 250 PALO ALTO AVENUE, Lot 3 in Assessor's Block 2724, proposing to strengthen SUTRO TOWER to bring it into conformity with currently-applicable seismic safety standards, in an RH-1 (House, One-Family Detached Dwellings) District.

Adjournment

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970612

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Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
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Residential Design Guidelines		1.00
Citizen's Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh. Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		
Financial District, Union Square/Downtown Retail, North Beach,		
Chinatown, Van Ness/Western Addition, Marina/Fillmore,		
Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
South Bayshore Area Plan (printed version)	3/97	5.00
Neighborhood Organizations Directory	1/97	4.00
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F
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14

NOTICE OF SPECIAL JOINT HEARING
CITY PLANNING COMMISSION
AND

REDEVELOPMENT COMMISSION

THURSDAY, JUNE 26, 1997

ROOM 404

BOARD OF SUPERVISORS CHAMBER

WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

DOCUMENTS DEPT.

JUN 23 1997

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PUBLIC LIBRARY

Roll Call:

Planning Commission
Redevelopment Commission

A. PUBLIC COMMENT

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B. SPECIAL CALENDAR

96.176E

(McCORMICK)

SAN FRANCISCO GIANTS BALLPARK AT CHINA BASIN: Assessor's Block 3794: Lots 3B and 27; Assessor's Block 9900: Piers 46B and 46C, Seawall Lot 36 and a portion of Seawall Lot 335. **Environmental Impact Report (EIR); Certification.** Construct an approximately 42,000 seat ballpark including related facilities, retail/commercial space, other assembly and entertainment uses and parking, located on an approximately 13 acre site bounded by Second and Third Streets to the east and west and King Street and China Basin Channel to the north and south; the project would include conforming amendments to the San Francisco General Plan and the Rincon Point - South Beach Redevelopment Plan. **Note:** The period of receipt of comments on this document closed on April 30, 1997. The Planning and Redevelopment Commissions held a joint public hearing to receive testimony on the Draft EIR on April 17, 1997. No testimony will be taken on this calendar item.

2. 96.176MR

(BADINER)

KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL: Assessor's Block 3794, Lots 3B and 27, Assessor's Block 9900, Piers 46B and 46C, Seawall Lot 336 and a portion of Seawall Lot 335, including streets -

- (1) Consideration of adoption of findings required by the California Environmental Quality Act regarding the proposed project; (2) Consideration of proposed amendments to the Northeastern Waterfront Plan, the Recreation and Open Space Element, the Urban Design Element and the Land Use Index of the General Plan; (3) consideration of amendments to the Rincon Point-South Beach Redevelopment Plan; and, (4) consideration of amendments to the Rincon Point-South Beach Redevelopment Design for Development Document; to accommodate a 45,000 seat ballpark with associated retail and commercial uses and assembly and entertainment uses in a 150-X Height and Bulk District, and the Northeast China Basin Special Use District.

Note: If you challenge any of the proposed actions described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Adjournment

ACCESSIBLE MEETING POLICY

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

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Note: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or

amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JUNE 26, 1997
ROOM 404
BOARD OF SUPERVISORS CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

DOCUMENTS DEPT.

JUN 23 1997

SAN FRANCISCO
PUBLIC LIBRARY

3:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items.

With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

1. Consideration of adoption -- draft minute of June 12, 1997.

D. DIRECTOR'S REPORT

2. DIRECTOR'S ANNOUNCEMENTS

3. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

4. (LIEBERMANN)

DRAFT WATERFRONT DESIGN AND PLAN, Status report on issues associated with the Draft Waterfront Design and Access Plan, first presented to the Commission in the meeting of May 15, 1997. Public hearing on the Draft Waterfront Design and Access Plan, and Commission comments and **consideration of Resolution to endorse.**
(Continued from Regular Meeting of June 19, 1997)

5. (AHMADI)

3RD. STREET LIGHT RAIL - INFORMATIONAL PRESENTATION - Presentation of the reduced set of Third Street Light Rail Project design options recommended by the Public Transportation Commission. These design options will be analyzed in the Environmental Impact Statement/Environmental Impact Report.

6. (AHMADI)

AIR QUALITY ELEMENT - CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE AMENDMENT TO THE GENERAL PLAN BY ADOPTING THE AIR QUALITY ELEMENT - The Air Quality Element contains the City's objectives and Policies for improving the air quality to protect the citizens of San Francisco from the adverse health and other impacts of air pollutants. An informational presentation and a public hearing on the Draft for Citizen Review was held on April 24, 1997. A public hearing on the Proposal

for Adoption is proposed on July 17, 1997. The Air Quality Element Proposal for Adoption and Implementation Program Document are available free of charge at the fifth reception desk of the Planning Department.

7. (RIVASPLATA)
SAN FRANCISCO TRIP STORE (TICKETRANS) CONTRACT EXTENSION,
Approval of a Resolution authorizing the Director of Planning to extend the existing contract with Crain & Associates, Inc. for four (4) mounts (through October 31, 1997), for continued operation of the existing booths.
8. (EDELIN/KESSLER)
Intent to Initiate Amendment to the Planning Code and Administrative Code to extend the sunset provision regarding fee charges for one year.
9. 96.332M (SHOTLAND)
Initiation of amendments, to Map 4, the "Citywide Recreation & Open Space Plan," of the Recreation and Open Space Element of the General Plan, taking the following actions:
 1. Designate the following site as "Proposed Public Open Space, Acquire for or Convert to Public Open Space":

Site at Northwest corner of Turk and Hyde Streets [Lot 3 in Assessor's Block 336], and
 2. De-designate the following site from the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space":

Site at Northwest corner of Turk and Hyde Streets [Lot 21 in Assessor's Block 337]
10. 97.351M (SHOTLAND)
Amendments to the Recreation and Open Space Element of the General Plan, designating a site located at 23rd and Treat Streets [Lots 5, 5A in Assessor's Block 3639] as "Proposed Public Open Space, Acquire for or Convert to Public Open Space," in Map 4, the "Citywide Recreation & Open Space Plan."
11. 97.207C (BEATTY)
533 JACKSON STREET, Lot 014 in Assessor's Block 0195, south side between Kearny Street and Columbus Avenue -- Request for Conditional Use Authorization under Section 812.43 of the Planning Code for a change of

use from a retail full-service restaurant to a small fast-food restaurant in the Chinatown Residential Neighborhood Commercial District.

12. 97.194C (PUTRA)
753-757-759 COLUMBUS AVENUE, west side of Columbus Avenue between Greenwich and Filbert Streets, Lot 25 in Assessor's Block 90: Request for Conditional Use authorization to expand the existing Small-Self Service Restaurant (a.k.a. Mr. Pizzaman) at 757-759 Columbus Avenue to the adjacent vacant space at 753 Columbus Avenue, and to operate a new Full-Service Restaurant (as defined by Section 790.92 of the Planning Code) between 10:00 a.m. and 2:00 a.m. from Sunday through Thursday, and extend hours of operation from 2:00 a.m. to 4:00 a.m. on Fridays and Saturdays, as required by Planning Code Section 722.1 within the North Beach Neighborhood Commercial District and a 40-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 5:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 5:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 5:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

13. 97.380D (FALLAY)
2861 CLAY STREET, south side between Scottt and Divisadero Streets, Lot 030 in Assessor's Block 1003 - Request for Discretionary Review of Building Permit Application No. 9700124, proposing demolition of the existing two-story over-basement two-family dwelling and to replace it with a three-story over-garage three-family dwelling in an RH-3 (House, Three-Family) District.
14. 97.266D (CHIONG)
118 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 069 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602145, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of June 5, 1997)
15. 97.267D (CHIONG)
128 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill,

Lot 070 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602144, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of June 5, 1997)

16. 97.268D (CHIONG)
138 KENSINGTON WAY, north side between Ulloa Street and Knockash Hill, Lot 071 in Assessor's Block 2923 - Request for Discretionary Review of Building Permit Application No. 9602143, proposing to install retaining walls, modify the interior and change the materials of a previously approved building permit for the new construction of three single-family dwelling on the lot in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of June 5, 1997)
17. 97.166D (IONIN)
338 HARRIET STREET, west side between Bryant and Harrison Streets, Lot 105 in Assessor's Block 3779 - Request for Discretionary Review of Building Permit Application No. 9701994S, proposing a new six-story, three-unit live/work development within the Service/Light Industrial (SLI) District.
(Continued from Regular Meeting of May 22, 1997)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970626

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RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Air Quality Element - Proposal for Citizen Review	6/97	FREE
Air Quality Element - Implementation Program	6/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Community Safety Element - Proposal for Adoption	4/97	FREE
Community Safety Element - Implementation Program	4/97	FREE
Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00
Citizen' Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh. Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		
Financial District, Union Square/Downtown Retail, North Beach,		
Chinatown, Van Ness/Western Addition, Marina/Fillmore,		
Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
South Bayshore Area Plan (printed version)	3/97	5.00
Neighborhood Organizations Directory	1/97	4.00
To obtain a copy of any of the above listed publications, or for a more complete list of Planning Department Publications, visit the Department's Reception Counter at 1660 Mission Street, Fifth Floor, San Francisco, CA 94103.		

These and other Planning Department reports are also available for public reference in Public Libraries.

Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.



PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
JULY 3, 1997

REC'D DEPT.
JUN 27 1997 DEPT.
JUN 27 1997
PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, July 3, 1997, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, July 10, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS

GERALD GREEN, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

DOCUMENTS DEPT.

JUL 07 1997

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY

JULY 10, 1997

ROOM 428

WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 97.258C

(BEATTY)

939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music

and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant in the Inner Clement Neighborhood Commercial District.

(Continued from Regular Meeting of June 5, 1997)

(Proposed for Continuance to July 17, 1997)

2. 97.295C (FALLAY)
501 BROADWAY STREET, south side at the corner of Kearny Street, Lot 001 in Assessor's Block 0162: Request for Conditional Use authorization to allow the installation of a restaurant, bar, and Other Entertainment (as defined by the Planning Code Sections 790.92 and 790.22 and 790.38 respectively) in a vacant basement and ground floor area without any physical alteration to the outside of the existing building, in the Broadway Neighborhood Commercial Zoning District in a 40-X Height and Bulk District. The proposed restaurant/bar will occupy a gross floor area of approximately 6,289 square feet.
Case withdrawn.

3. (LINDSAY)
HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyard Redevelopment Plan and the current status of the Area Plan for the Shipyard.
B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of June 19, 1997)

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

(Proposed for Continuance to August 7, 1997)

4. 97.327C (ANDRADE)
724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47 cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.
(Proposed for Continuance to July 24, 1997)

5. 97.211C (ZWIERZYCKI)
4631 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6
in Assessor's Block 6083: Request for Conditional Use authorization under
Section 712.83 of the Planning Code to install a total of three antennas on an
existing rooftop and an equipment cabinet within the interior of an existing
one-story commercial building as part of a wireless communication network in
an NC-3 Neighborhood Commercial, Moderate Scale District.
(Continued from Regular Meeting of June 5, 1997)
(Proposed for Continuance to July 17, 1997)

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C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption -- draft minute of June 19 and 26, 1997.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS
8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

9. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3,
10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF
PROPERTY from an NC-S (Neighborhood Commercial Shopping Center
District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of May 22, 1997)
10. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento
Street Neighborhood Commercial District -- To consider revoking the Conditional Use

Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of May 1, 1997)

11. 97.199R (GORDON)
1000 GREAT HIGHWAY, within Golden Gate Park, Lot 1 in Assessor's Block 1700 - Request to erect a freestanding business sign in a P (Public) Zoning District and OS (Open Space) Height and Bulk District under Section 605 of the Planning Code, per Building Permit Application No.9702394, for the site doing business as The Beach Chalet (City Designated Landmark No. 179). The proposal requires a finding of conformity with the General Plan pursuant to Section 290 of the Planning Code, and Section 4.105 of the San Francisco Charter. The proposed sign received a Certificate of Appropriateness from the Landmarks Preservation Advisory Board at its Regular Meeting of 4/2/97. (Continued from Regular Meeting of May 22, 1997)
12. 97.190C (NIXON)
601 BROADWAY at GRANT AVENUE, Lot 1 in Assessor's Block 161: Request for Conditional Use to (1) exceed a height of 35 feet in the Chinatown Community Business (CCB) District, (2) to exceed the bulk limit and (3) to allow the creation of up to 9 tourist-hotel rooms within the Chinatown Community Business District and a 50-N Height and Bulk District.
13. 97.260C (BANALES)
1690 CHURCH STREET, northwest corner of 29th Street; Lot 3 in Assessor's Block 6619 -- Request for Conditional Use authorization to construct a 28,700 square-foot elementary school associated with a religious facility within a new 3-story, 40-foot-high building in an RM-1 (Mixed Residential, Low Density) District and 40-X Height and Bulk District, as required by Planning Code Sections 209.3(g) and (j):
14. 96.176MRC (BADINER)
KING, SECOND, AND THIRD STREETS, AND CHINA BASIN CHANNEL; Assessor's Block 3794, Lots 3B and 27, Assessor's Block 9900, Piers 46B and 46C, Seawall Lot 336 and a portion of Seawall Lot 335, including streets -- (1) Consideration of Findings pursuant to the California Environmental Quality Act, (2) Consideration of a conditional use authorization pursuant to Planning Code Section 249.18, and (3) Consideration of Findings of conformance with Planning Code Section 101.1 and General Plan findings of conformance for ballpark actions including but not limited to a Lease Disposition and Development Agreement, a Ground Lease, a Non-Relocation Agreement/Guaranty and related documents, Acquisition of the Caltrans site located adjacent to Pier 46 (Assessor's Block 3794), and Street Vacations of portions of Berry

and Second Streets for an approximately 42,000 seat ballpark with associated retail and commercial uses and other assembly and entertainment uses in an M-2 Use District, 150-X Height and Bulk District, and the Northeast China Basin Special Use District. Pursuant to Section 249.18, the Planning Commission shall consider whether the architectural design of the structure is appropriate for its intended use, location and civic purpose, in lieu of the criteria set forth in Section 303(c) of the Planning Code.

Note: If you challenge any of the proposed actions described above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

15. 97.344MR (BADINER)
BEALE AND BRYANT, NORTHWEST CORNER; Assessor's Block 3766, Lot 11 --
Consideration of proposed amendments to the Northeastern Waterfront Plan, consideration of amendments to the Rincon Point - South Beach Redevelopment Plan and consideration of amendments to the Rincon Point - South Beach Redevelopment Project Area Design for Development Documents to accommodate a 216 unit residential and live work project in an M-1 (Light Industrial) Use District and a 105-F Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

16. 97.317D (ANDRADE)
239 VALLEY STREET, south side between Church and Sanchez Streets, Lot 022 in Assessor's block 6619 - Request for Discretionary Review of Building Permit Application No. 9622290, proposing to demolish the existing one-family house and replace it with a two-family, three-story dwelling with a two-car garage in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of June 5, 1997)
Note: On 6/5/97, following testimony, the Commission closed public hearing and continued this matter to July 10, 1997.
17. 97.343D (ANDRADE)
231 CLAY STREET, west side between Haight and Page Streets, Lot 005 in Assessor's Block 1238 - Request for Discretionary Review of Building Permit

Application No. 9705028, proposing to demolish the existing building and replace it with a three-unit building in an RH-3 (House, Three-Family) District.

18. 96.716D (OMOKARO)
618-638 SAN JOSE AVENUE, south side at the intersection of Guerrero Street and San Jose Avenue, Lot 001A in Assessor's Block 6598 - Request for Discretionary Review of Building Permit Application Nos. 9706403, 9706404, and 9706405, proposing to construct a four-story, three-unit condominium building in an RH-3 (House, Three-Family) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970710

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

RECENT PLANNING DEPARTMENT PUBLICATIONS

DOCUMENT NAME	DATE	PUBLISH AMOUNT
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Air Quality Element - Implementation Program	6/97	FREE

CPC NOTICE OF HEARING AND CALENDAR

-7-

JULY 10, 1997

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Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
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Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.

**ADDENDUM
CORRECTION TO THE CALENDAR**

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
JULY 10, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

A. DISCRETIONARY REVIEW

1. 97.343D (ANDRADE)
231 CLAY SCOTT STREET, west side between Haight and Page Streets, Lot 005 in Assessor's Block 1238 - Request for Discretionary Review of Building Permit Application No. 9705028, proposing to demolish the existing building and replace it with a three-unit building in an RH-3 (House, Three-Family) District.

55
4
7/97
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Planning Department Reception Counter, 1660 Mission St, 5th Floor.

NOTE: Material submitted by the public for Planning Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend the scheduled public hearing may submit written comments regarding a calendared item to the individual listed on the public notice or the Commission Secretary at the above listed address for the Planning Department. Comments received by 12:00 p.m. (Noon) on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTICE OF MEETING AND CALENDAR OF THE

SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY

JULY 17, 1997

ROOM 428

WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUL 14 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1a. 97.196CV

2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220:
Request for authorization of a CONDITIONAL USE for the enlargement of a RELIGIOUS

FACILITY (Christ Unity Church), also requiring a Variance of the rear-yard standards of the City Planning Code, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.

(Proposed for Continuance to July 24, 1997)

- 1b. 97.196CV (MILLER)
2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220 -- Consideration by the Zoning Administrator of a request for a Variance of the rear-yard and off-street parking standards of the City Planning Code in conjunction with a request for an authorization by the Planning Commission of a Conditional use for the expansion of a religious facility (Christ Unity Church) in an RH-1 (D) (House, One-Family Detached Dwellings) District.
(Proposed for Continuance to July 24, 1997)
2. 96.769C (GORDON)
2475 GREENWICH STREET, south side between Pierce and Scott Streets, lot 15 in Assessor's Block 513 (City designated Landmark #218, North End Police Station): Request for a Conditional Use Authorization to allow an artist studio and/or accessory live-work unit in a structure on a landmark site, as required by Planning Code Sections 209.9(e) in an RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of June 5, 1997)
Withdrawn
3. 97.324C (PEPPER)
101-107 WEST PORTAL AVENUE, southeast corner at Vicente Street; Lot 32 in Assessor's Block 2989B: -- Request for Conditional Use authorization under Section 729.83 of the Planning Code to install six antennas on the roof and one base transceiver station on the ground adjacent to the existing commercial building as part of a wireless communication network in the West Portal Neighborhood Commercial District and a 26-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 29 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on a 16-foot pole inside a cylindrical tube and the tops of the antennas would be approximately 44 feet above sidewalk grade. The base transceiver station would be 19 feet wide by 12 feet deep and would be on the ground adjacent to the existing building.
Withdrawn
4. 96.717C (PEPPER)
1399 - 19TH AVENUE, northeast corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The

existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of May 15, 1997)

(Proposed for Continuance to August 7, 1997)

5. 97.213C (PEPPER)

1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.

(Continued from Regular Meeting of June 12, 1997)

(Proposed for Continuance to August 21, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

8. (PASSMORE)

2210 CLAY STREET, Report on first year of Residential Care Facility Operation by Progress Foundation.

E. REGULAR CALENDAR

9. 97.381ET (KESSLER)
Consideration of Amendments to City Planning Code Article 3.5A and Administrative Code Chapter 31 (Environmental Quality) Section 31.46A to Extend Planning Department Sunset Clause. Provisions regarding Fees to June 30, 1998.
10. 94.156M (AHMADI)
AIR QUALITY ELEMENT: Public hearing and consideration of adoption of the Air Quality Element, a new Element of the City and County of San Francisco's General Plan. The Air Quality Element contains the City's Objectives and Policies for improving air quality to protect citizens of San Francisco from adverse health and other impacts of air pollutants. An informational presentation and a public hearing on the Draft for Citizen Review was held on April 24, 1997. Public Comments and Commission Comments have been incorporated into the Proposal for Adoption, which is the subject of this hearing. The proposed Air Quality Element and related Implementation Programs are available free of charge at the 5th floor reception desk of the Planning Department, 1660 Mission Street.
11. 97.325C (IONIN)
1809 IRVING STREET, southwest corner at 19th Street; Lot 1 in Assessor's Block 1774 - Request for a Conditional Use Authorization to allow the installation of an Automated Teller Machine (ATM) at the property line of a First Republic Bank in an NC-2 (Small Scale Neighborhood Commercial) District, Irving Street Restaurant and Fast-Food Subdistrict, and 40-X Height and Bulk District.
12. 97.326C (IONIN)
5628-5632 GEARY BOULEVARD, north side between 20th and 21st Avenues; Lot 20 in Assessor's Block 1452 - Request for a Conditional Use Authorization to allow the installation of an Automated Teller Machine (ATM) at the property line of a First Republic Bank in an NC-3 (Moderate-Scale Neighborhood Commercial) District, Geary Boulevard Fast-Food Subdistrict, and 40-X Height and Bulk District.
13. 97.263C (PUTRA)
220 DOLORES STREET, west side between 15th and 16th Streets, Lot 03A in Assessor's Block 3557: Request for Conditional Use authorization to license the existing ten-guest room group housing or residential facility as a Residential Care Facility for the Chronically III for people with HIV or AIDS for a period of 24 hours or more per Section 209.3(c) of the Planning Code, in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
14. 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant and bar in the Inner Clement Neighborhood Commercial District. (Continued from Regular Meeting of July 10, 1997)

15. 97.211C (ZWIERZYCKI)
4631 MISSION STREET, east side between Brazil and Persia Avenues, Lot 6 in Assessor's Block 6083: Request for Conditional Use authorization under Section 712.83 of the Planning Code to install a total of three antennas on an existing rooftop and an equipment cabinet within the interior of an existing one-story commercial building as part of a wireless communication network in an NC-3 Neighborhood Commercial, Moderate Scale District.
(Continued from Regular Meeting of July 10, 1997)
NOTE: On 6/5/97, the Commission held a public hearing on this matter and continued it to 7/10/97 for City Attorney review.

3:00 P.M.

16. 97.306C (M. LI)
601 DUBOCE AVENUE, south side between Castro Street and Noe Street; Lot 1 in Assessor's Block 3539: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install six panel antennas and a base transceiver station on the roof of the existing 71-foot-high medical office building as part of a wireless communications network in an RH-3 (Residential, House, Three-Family) District and 65-D/105-E Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Sprint Spectrum. The antennas would be mounted on the sides of the existing 17-foot-high rooftop penthouse. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 89 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 13 feet wide by six feet deep, would also be located on the roof.
17. 97.307C (M. LI)
1501 L INCOLN WAY, southwest corner at 16th Avenue; Lot 1 in Assessor's Block 1734: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install six panel antennas on the exterior walls and a base transceiver station in the basement of the existing 81-foot-high apartment building as part of a wireless communications network in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Sprint Spectrum. The antennas would be flush-mounted against the exterior walls at the roofline and painted to match the existing building. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 81 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 14 feet wide by three feet deep, would be located in the basement of the building.
18. 97.323C (PEPPER)
874-880 HARRISON STREET, northwest side between 4th and 5th Streets; Lot 95 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install three antennas and one base transceiver

station on the roof of the existing three-story commercial building as part of a wireless communication network in the RSD (Residential/Service Mixed Use) District and 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 39 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on a pole inside a cover designed to look like a chimney. The tops of the antennas would be approximately 47 feet above sidewalk grade. The base transceiver station would be approximately 16 feet wide by seven feet deep and would also be on the roof.

19. 96.756E (WONG)
394 TOWNSEND STREET, 60 LIVE/WORK UNITS: North side at 5th Street, Lot 17 in Assessor's Block 3786. Appeal of Preliminary Negative Declaration. Proposed subdivision of an existing lot into three lots, removal of existing mini-storage containers, and new construction of three buildings, each containing 20 live/work units for a project total of 60 units. Each structure would be three stories, including mezzanines, and each would contain 20 off-street parking spaces.
(Continued from Regular Meeting of June 19, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

20. 96.756D (BANALES)
394 TOWNSEND STREET, south side between 4th and 5th Streets, Lot 017 in Assessor's Block 3786 - Request for Discretionary Review of Building Permit Application Nos. 9701903, 9701904, and 9701905, proposing to construct three 20-unit live/work buildings (approximately 55 feet in height) on a vacant lot in an SSO (Service/Secondary, Office) District.
21. 97.317D (ANDRADE)
239 VALLEY STREET, south side between Church and Sanchez Streets, Lot 022 in Assessor's block 6619 - Request for Discretionary Review of Building Permit Application No. 9622290, proposing to demolish the existing one-family house and replace it with a two-family, three-story dwelling with a two-car garage in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of July 10, 1997)
Note: On 6/5/97, following testimony, the Commission closed public hearing and continued this matter to July 10, 1997. On 7/10/97, the Commission continued this matter to 7/17/97 to allow a site visit by Department staff and two Commissioners.
22. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot

004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of June 12, 1997)

NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.

Adjournment

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970717

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Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all Hearings. For your convenience, they can be picked up in advance of the Hearing from the Department of City Planning Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Department of City Planning Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend this hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 12:00 p.m. (Noon) on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

Note: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY

JULY 24, 1997

ROOM 428

WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

1:30 P.M.

DOCUMENTS DEPT.

JUL 22 1997

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1:30 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 97.337C

(PEPPER)

1330 POLK STREET, northeast corner at Austin Street; Lot 6 in Assessor's

Block 668: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full service restaurant (defined by Section 790.92 of the Planning Code) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

(Proposed for continuance to August 7, 1997)

2. 97.214C (OMOKARO)

1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts.

(Proposed for continuance to August 21, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft minutes from 7/10/97.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

6. 96.544E (MALTZER)

SUTRO TOWER DIGITAL TELEVISION, Public hearing on the Draft Environmental Impact Report (EIR). Sutro Tower, on top of Mount Sutro; Assessor's Block/Lot: 2724/3. Proposed addition of a new 125-foot-long beam, with digital television antennas attached, to Sutro Tower. The existing Sutro Tower reaches a maximum height of about 975 feet. The proposed new

beam and antennas would be attached to the tower between the north and south legs, on the east face, at a height ranging from about 630 feet to 755 feet above ground. The project is proposed in response to a Federal Communications Commission mandate that commercial television broadcast stations shift to Digital Television signal transmission as the next generation of technology for television broadcasting.

NOTE: Written comments on the Draft EIR will be received at the Planning Department until 5:00 p.m., on August 11, 1997.

7. 96.332M (SHOTLAND)
Consideration of a Resolution adopting an Amendment to Map 4, the "Citywide Recreation & Open Space Plan," of the Recreation and Open Space Element of the General Plan, which would:
 1. Designate the following site as "Proposed Public Open Space, Acquire for or Convert to Public Open Space":
 - Site at north west corner of Turk & Hyde Streets [Lot 3 in Assessor's Block 336], and
 2. De-designate the following site from the category "Proposed Public Open Space, Acquire for or Convert to Public Open Space":
 - Site at north east corner of Turk & Hyde Streets [Lot 21 in Assessor's Block 337]
8. 96.332R (SHOTLAND)
General Plan Referral on City acquisition of 201 Hyde Street, located at the north west corner of Turk and Hyde Street [AB 336, lot 3], as public open space.
9. 97.351M (SHOTLAND)
Consideration of a Resolution adopting an Amendment to Map 4, the "Citywide Recreation & Open Space Plan," of the Recreation and Open Space Element of the General Plan to:
 1. Designate the following site as "Proposed Public Open Space, Acquire for or Convert to Public Open Space":
 - Twenty Third & Treat Street site
Lots 5, 5A in Assessor's Block 3639
10. 97.351R (SHOTLAND)
General Plan Referral on proposed acquisition of a site located at 23rd & Treat Street [Lots 5, 5A in Assessor's Block 3639] as public open space.

11. 97.263C (PUTRA)
220 DOLORES STREET, west side between 15th and 16th Streets, Lot 03A in Assessor's Block 3557: Request for Conditional Use authorization to license the existing ten-guest room group housing or residential facility as a Residential Care Facility for the Chronically Ill for people with HIV or AIDS for a period of 24 hours or more per Section 209.3(c) of the Planning Code, in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District.
NOTE: On 7/17/97, following testimony, the Commission closed public hearing and continued this matter to 7/24/97 for staff confirmation of fire code compliance.
12. 97.327C (ANDRADE)
724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47 cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.
(Continued from Regular Meeting of July 10, 1997)
13. 97.354C (PEPPER)
1155 JUNIPERO SERRA BOULEVARD, northeast corner at 19th Avenue; Lot 25 in Assessor's Block 7080: -- Request for Conditional Use authorization under Section 710.81 of the Planning Code to allow a Large Institution (defined by Section 790.50 of the Planning Code) in an NC-1 (Neighborhood Commercial Cluster) District and a 26-X Height and Bulk District.
14. 97.365C (BANALES)
401 COLUMBUS AVENUE, north side of Vallejo Street between Columbus Avenue and Stockton Street; Lot 26 in Assessor's Block 131 -- Request for Conditional Use authorization to establish a full-service restaurant as defined by Planning Code Section 790.92 in the North Beach Neighborhood Commercial District and 40-X Height and Bulk District, pursuant to Planning Code Section 722.42.
15. 97.366C (BANALES)
2312 MARKET STREET, north side between Castro and Noe Streets; Lot 1 in Assessor's Block 3562 -- Request for Conditional Use authorization to establish a small self-service restaurant as defined by Planning Code Section 790.91 in the Upper Market Neighborhood Commercial District and 40-X Height and Bulk District, pursuant to Planning Code Section 721.44.
- 16a. 97.196CV (MILLER)
2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220: Request for authorization of a CONDITIONAL USE for the enlargement of a

RELIGIOUS FACILITY (Christ Unity Church), also requiring a Variance of the rear-yard standards of the City Planning Code, in an RH-1(D) (House, One-Family Detached Dwellings) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of July 17, 1997)

- 16b. 97.196CV (MILLER)
2690 OCEAN AVENUE, northeast corner at 19th Avenue, Lot 14 in Assessor's Block 7220 -- Consideration by the Zoning Administrator of a request for a Variance of the rear-yard and off-street parking standards of the City Planning Code in conjunction with a request for an authorization by the Planning Commission of a Conditional Use for the expansion of a religious facility (Christ Unity Church) in an RH-1 (D) (House, One-Family Detached Dwellings) District.
(Continued from Regular Meeting of July 17, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

17. 97.390D (LIGHT)
517 WASHINGTON STREET, south side between Sansome and Montgomery Streets, Lot 036 in Assessor's Block 0207 - Request for Discretionary Review of Building Permit Application No. 9521089, proposing demolition of an existing three-story unreinforced masonry building and developing the vacant lot as an extension to the existing Transamerica Redwood Park and Mark Twain Alley until a permanent alternative use is established in an C-3-O (Downtown Office) District.
18. 97.387D (BANALES)
912-916 CORBETT AVENUE, west side between Hopkins Avenue and Golding Alley, Lot 007 in Assessor's Block 2799 - Request for Discretionary Review of Building Permit Application Nos. 9705099 and 9705100, proposing to demolish the existing single-family dwelling and construct a new three-unit building in an RM-1 (Mixed, Low Density) District.

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information.

Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

970724

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISHED AMOUNT</u>
Air Quality Element - Proposal for Citizen Review	6/97	FREE
Air Quality Element - Implementation Program	6/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Community Safety Element - Proposal for Adoption	4/97	FREE
Community Safety Element - Implementation Program	4/97	FREE
Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00
Citizen's Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh. Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		

Financial District, Union Square/Downtown Retail, North Beach,
Chinatown, Van Ness/Western Addition, Marina/Fillmore,
Civic Center, South of Market, Mission, Potrero, South Bayshore,
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,
Richmond, Sunset, Parkside/Lakeshore
South Bayshore Area Plan (printed version)
Neighborhood Organizations Directory

3/97

3/97

1/97

4.00 each

5.00

4.00

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ADDENDUM

NOTICE OF MEETING AND CALENDAR

OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY

JULY 24, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

JUL 22 1997

SAN FRANCISCO
PUBLIC LIBRARY

A. REGULAR CALENDAR

96.643E

(McCormick)

246-250 Front Street, southeast corner at Sacramento Street, Lot 18 in Assessor's Block 236. Public Hearing on Draft Environmental Impact Report. Construct a five and seven story 105 foot tall mixed use retail and office structure on a 12,600 square foot site containing approximately 92,700 gross square feet of floor area including about 49,150 of office space, 24,200 square feet of retail space, (with an optional plan for 61,650 square feet of office space and 11,700 square feet of retail space), fifteen off-street parking spaces and two service vehicle loading spaces following demolition of two two-story Category IV retail and office buildings and a former parking lot in the Front-California Conservation District.



PLANNING DEPARTMENT

City and County of San Francisco

1660 Mission Street

San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

DOCUMENTS DEPT.

JUL 22 1997

SAN FRANCISCO
PUBLIC LIBRARY

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY
JULY 31, 1997

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, July 31, 1997, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, August 7, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

PRESIDENT	SUSAN E. LOWENBERG
V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS

GERALD GREEN, DIRECTOR OF PLANNING

ROBERT PASSMORE, ZONING ADMINISTRATOR

LINDA AVERY, COMMISSION SECRETARY

F
55
14
7/97
reception
NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY
AUGUST 7, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

AUG 05 1997

SAN FRANCISCO
PUBLIC LIBRARY

1:30 P.M.

ROLL CALL: Commissioners Susan Lowenberg - President, Hector Chinchilla - Vice-President, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.329C (OMOKARO)
1200 GOUGH STREET, southeast corner of Geary Boulevard; Lot 171 and 35 in Assessor's Block 713 -- Request for Conditional Use authorization under Section 303 of the Planning Code to install a total of 12 panel antennas on the existing mechanical penthouse and an equipment shelter inside the existing penthouse as part of a wireless communications network in an RM-4 (Residential, Mixed Districts, High Density) District and a 240-E Height and Bulk District.
(Proposed for Continuance to October 2, 1997)
2. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.
(Proposed for Continuance to August 28, 1997)
3. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade.

The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of July 17, 1997)

(Proposed for Continuance to August 21, 1997)

4. 97.388C (LI)
400-416 2ND STREET, southwest corner at Harrison Street; Lot 1 in Assessor's Block 3763: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install four whip antennas on the corners and a base transceiver station on the roof of the existing 65-foot-high office building as part of a wireless communications network in an SSO (Service/Secondary Office) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into brackets (two antennas per bracket) on the corners of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installations would be approximately four feet, and the tops of the upper antennas would be approximately 33 feet above sidewalk grade. The base transceiver station, which measures approximately eight feet high by four feet wide by two feet deep, would be located on the roof of the building.
(Proposed for Continuance to August 21, 1997)
5. 97.389C (LI)
301 5TH STREET, southeast corner at Folsom Street; Lot 81 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install two whip antennas on the corner and a base transceiver station on the roof of the existing 25-foot-high office/retail building as part of a wireless communications network in an RSD (Residential Service) District and a 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into a bracket on the corner of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installation would be approximately four feet, and the top of the upper antenna would be approximately 25 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by five feet wide by two feet deep, would be located on the roof of the building.
(Proposed for Continuance to August 21, 1997)
6. (LINDSAY)
HUNTER'S POINT SHIPYARD REUSE PLAN:
 - A. Informational presentation by Planning Department and Redevelopment

Agency staff on Hunter's Point Shipyard Redevelopment Plan and the current status of the Area Plan for the Shipyard.

- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of July 10, 1997)

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

(Proposed for Continuance to August 28, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of adoption: Draft minutes from 7/17/97 and 7/24/97.

D. DIRECTOR'S REPORT

8. (PASSMORE)
2210 CLAY STREET, Report on first year of Residential Care Facility Operation by Progress Foundation.
(Continued from Regular Meeting of July 17, 1997)

9. DIRECTOR'S ANNOUNCEMENTS

10. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

11. 96.319C (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in

Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.

NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.
(Continued from Regular Meeting of June 12, 1997)

12. 97.258C (BEATTY)
939 CLEMENT STREET, Lots 044 and 045 in Assessor's Block 1442, south side between 10th and 11th Avenues -- Request for Conditional Use Authorization under Section 186.1b of the Planning Code to add live music and dancing, defined as 'Other Entertainment' in Section 790.38 of the Planning Code, to an existing full service restaurant and bar in the Inner Clement Neighborhood Commercial District.
(Continued from Regular Meeting of July 17, 1997)
Note: On 7/17/97, following testimony the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote of +6-0 with Commissioner Lowenberg absent.

F. REGULAR CALENDAR

13. (RIVASPLATA/GHOSH)
EMERGENCY TDM HANDBOOK, Informational Only.
14. 92.371E (MALTZER)
RECYCLED WATER AND GROUNDWATER MASTER PLANS - CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT, The project analyzed in the EIR consist of two separate citywide water use plans: a Recycled Water Master Plan, and a Groundwater Master Plan. Each Plan includes some program, or policy level proposals regarding use of recycled water and groundwater, respectively, as well as some project specific construction proposals related to water treatment, storage, distribution and use. The construction proposals include a tertiary treatment plan adjacent to the Oceanside Water Pollution Control Plan and San Francisco Zoo, storage reservoirs at Lincoln High School and McLaren Park, groundwater extraction wells in Golden Gate Park and the Sunset District, pump stations, transmission lines and a distribution system. The project is proposed by the San Francisco Public Utilities Commission.
Note: The public comment period on this EIR was closed on January 9, 1997.
- 15a. 97.330CV (WANG)
1235 FELL STREET (The New Antioch Baptist Church), south side between

Broderick and Divisadero Streets; Lot 12 in Assessor's Block 1215 -- Request for a Conditional Use authorization to construct a multi-purpose room on the second floor, at the rear of the existing two-story, church building (as defined by Section 790.50 of the Planning Code) as required by Planning Code Section 711.81 within the NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.

- 15b. 97.330CV (WANG)
1235 FELL STREET, (The New Antioch Baptist Church), south side between Broderick and Divisadero Streets; Lot 12 in Assessor's Block 1215 in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
16. 97.337C (PEPPER)
1330 POLK STREET, northeast corner at Austin Street; Lot 6 in Assessor's Block 668: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full service restaurant (defined by Section 790.92 of the Planning Code) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.
(Continued from Regular Meeting of July 24, 1997)
17. 97.307C (M. LI)
1501 L INCOLN WAY, southwest corner at 16th Avenue; Lot 1 in Assessor's Block 1734: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install six panel antennas on the exterior walls and a base transceiver station in the basement of the existing 81-foot-high apartment building as part of a wireless communications network in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Sprint Spectrum. The antennas would be flush-mounted against the exterior walls at the roofline and painted to match the existing building. Each panel antenna measures approximately five feet high by eight inches wide. The tops of the antennas would be approximately 81 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by 14 feet wide by three feet deep, would be located in the basement of the building.
(Continued from Regular Meeting of July 17, 1997)
Note: On 7/17/97, following testimony, the Commission closed public hearing and continued to 8/7/97 to allow for further tenant notification.
18. 97.323C (PEPPER)
874-880 HARRISON STREET, northwest side between 4th and 5th Streets; Lot 95 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install three antennas and one base transceiver station on the roof of the existing three-story commercial building as part of a wireless communication network in the RSD (Residential/Service Mixed Use) District and 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of

a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 39 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on a pole inside a cover designed to look like a chimney. The tops of the antennas would be approximately 47 feet above sidewalk grade. The base transceiver station would be approximately 16 feet wide by seven feet deep and would also be on the roof.

(Continued from Regular Meeting of July 17, 1997)

Note: On 7/17/97, following testimony, the Commission closed public hearing and continued to 8/7/97 to allow for further tenant notification.

19. 97.377C (ZWIERZYCKI)
1015-1019 OCEAN AVENUE, south side between Lee and Harold Avenues, Lot 41 in Assessor's Block 6945 -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install a total of three panel antennas onto the top corners of an existing stair tower above a ground floor commercial establishment and adjacent to upper level apartments, in addition to one base transceiver station inside the commercial space, as part of a wireless communication network in an NC-2 (Neighborhood Commercial, Small-Scale) District and a 40-X Height and Bulk District.
20. 97.343D (ANDRADE)
231 SCOTT STREET, west side between Haight and Page Streets, Lot 005 in Assessor's Block 1238 - Request for Discretionary Review of Building Permit Application No. 9705028, proposing to demolish the existing building and replace it with a three-unit building in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of July 10, 1997)

Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

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970807

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allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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Design for Development Framework		
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Residential Design Guidelines		1.00
Citizen's Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh.Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		
Financial District, Union Square/Downtown Retail, North Beach,		
Chinatown, Van Ness/Western Addition, Marina/Fillmore,		
Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
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CORRECTION

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

**THURSDAY
AUGUST 7, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.**

DOCUMENTS DEPT.

**AUG 06 1997
SAN FRANCISCO
PUBLIC LIBRARY**

F. REGULAR CALENDAR

15b. 97.3360CV

(WANG)

1235 FELL STREET, (The New Antioch Baptist Church), south side between Broderick and Divisadero Street; lot 2 in Assessor's Block 1215 in an NC-2 (Small-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District. **REAR YARD VARIANCE SOUGHT:** Subject to Conditional Use authorization by the Planning Commission, the proposal is to allow construction of a multi-purpose room of 2,229 square feet in area on the second floor, at the rear of the existing two-story, church building.

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 3:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Material submitted by the public for Commission review prior to a scheduled hearing before the Commission, should be received at the Planning department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend this hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

Note: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING**

DOCUMENTS DEPT.

AUG 10 1997

SAN FRANCISCO
PUBLIC LIBRARY

**THURSDAY
AUGUST 14, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.**

NOTE START TIME

3:00 P.M.

ROLL CALL: Commissioners Susan Lowenberg - President, Hector Chinchilla - Vice-President, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of July 10, 1997)
(Proposed for Continuance to September 11, 1997)
2. 97.327C (ANDRADE)
724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47 cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.
(Continued from Regular Meeting of July 24, 1997)
(Proposed for continuance to August 28, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. DIRECTOR'S ANNOUNCEMENTS
4. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

5. 96.319CV (ANDRADE)
2548 CALIFORNIA STREET, north side between Pierce and Steiner Streets, Lot 9 in Assessor's Block 634, in the Upper Fillmore Neighborhood Commercial (NC) District

and 50-X Height and Bulk Designation: Request for Conditional Use Authorization to demolish and replace the rear portion of an existing, two-family building. Project would retain the existing front portion of the building, establish a new retail use on the ground floor, and relocate two dwelling units to the upper floors of the rebuilt portion of the building and above a rebuilt detached garage.

NOTE: On March 27, 1997, following testimony, the Commission closed public hearing and entertained a motion for approval. The motion failed to carry by a vote of +3 -4, with Commissioners Antenore, Chinchilla, Lowenberg, and Martin voting against. This action resulted in an intent to disapprove. Findings and final language are scheduled to come before the Commission on 4/3/97.

NOTE: On August 7, 1997 the Commission reopened the hearing. Following testimony, the Commission closed public hearing and rescinded their motion of intent to disapprove. They then passed a motion of intent to approve with conditions by a vote of +5 -1 with Commissioner Martin voting no and Commissioner Antenore absent. Final language to come before the Commission on August 14, 1997.

(Continued from Regular Meeting of August 7, 1997)

6. 97.337C (PEPPER)

1330 POLK STREET, northeast corner at Austin Street; Lot 6 in Assessor's Block 668: -- Request for Conditional Use authorization under Section 723.42 of the Planning Code to allow a full service restaurant (defined by Section 790.92 of the Planning Code) in the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

NOTE: On August 7, 1997, following testimony the Commission closed public hearing and passed a motion of intent to approve with conditions by a vote +6 -0 with Commissioner Antenore absented. Final language to come before the Commission on August 14, 1997.

(Continued from Regular Meeting of August 7, 1997)

F. REGULAR CALENDAR

7. (RIVASPLATA/GHOSH)

EMERGENCY TDM HANDBOOK, Informational Only.

(Continued from Regular Meeting of August 7, 1997)

- 8a. 97.282CV (WANG)

1714 WALLER STREET, north side between Shrader and Stanyan Streets; Lot 007 in Assessor's Block 1249 -- Request for a Conditional Use authorization under Section 209.9(f) of the Planning Code to convert an existing photographer's studio including 763 square feet in area on the ground floor and an accessory nonhabitable storage of 624 square feet in area in the basement, a Limited Commercial Nonconforming Use (LCU), to one Artist's Live/Work unit in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

- 8b. 97.282CV (WANG)
1714 WALLER STREET, north side between Shrader and Stanyan Streets; Lot 007 in Assessor's Block 1249 in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District. OFF-STREET PARKING VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to convert an existing photographer's studio on the ground floor to one Artist's Live/Work unit, at the existing two-story (containing three dwelling units) over ground floor commercial building.
9. 96.252SE (MILLER)
65 ZIRCON PLACE, (Also known as 43 Zircon Place), proposed two-lot subdivision, Lot 39 in Assessor's Block 7537, in an RH-1 (House, One-Family) District. Public hearing requested by neighboring property owners.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

10. 96.756D (BANALES)
394 TOWNSEND STREET, south side between 4th and 5th Streets, Lot 017 in Assessor's Block 3786 - Request for Discretionary Review of Building Permit Application Nos. 9701903, 9701904, and 9701905, proposing to construct three 20-unit live/work buildings (approximately 55 feet in height) on a vacant lot in an SSO (Service/Secondary, Office) District.
(Continued from Regular Meeting of July 17, 1997)
Note: On July 17, 1997, following testimony, the Commission closed public hearing and entertained a motion to approve as proposed,. The motion failed to carry by a tie vote of -3 +3 with Commissioner Lowenberg absent. The matter was then continued to 8/14/97 to allow full Commission participation.
11. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of July 17, 1997)
NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.

12. 97.390D (LIGHT)
517 WASHINGTON STREET, south side between Sansome and Montgomery Streets, Lot 036 in Assessor's Block 0207 - Request for Discretionary Review of Building Permit Application No. 9521089, proposing demolition of an existing three-story unreinforced masonry building and developing the vacant lot as an extension to the existing Transamerica Redwood Park and Mark Twain Alley until a permanent alternative use is established in an C-3-O (Downtown Office) District.
(Continued from Regular Meeting of July 24, 1997)
13. 96.716D (OMOKARO)
618-638 SAN JOSE AVENUE, south side at the intersection of Guerrero Street and San Jose Avenue, Lot 001A in Assessor's Block 6598 - Request for Discretionary Review of Building Permit Application Nos. 9706403, 9706404, and 9706405, proposing to construct a four-story, three-unit condominium building in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of July 10, 1997)
14. 97.391D (FALLAY)
219 EDGEWOOD AVENUE, west side between Farnsworth Lane and Sutro Forest, Lot 018 in Assessor's Block 2641 - Request for Discretionary Review of Building Permit Application No. 9706052, proposing to extend and enclose the existing front set-in by three feet and convert a portion of the garage roof to a roof deck in an RH-1(D) (House, Detached, One-Family) District.

6:00 P.M.

15. 97.343D (ANDRADE)
231 SCOTT STREET, west side between Haight and Page Streets, Lot 005 in Assessor's Block 1238 - Request for Discretionary Review of Building Permit Application No. 9705028, proposing to demolish the existing building and replace it with a three-unit building in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of August 7, 1997)

Adjournment

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970815

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55
14
12/97
correction

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY

AUGUST 21, 1997

ROOM 428

WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

3:00 P.M.

NOTE START TIME

DOCUMENTS DEPT.

AUG 18 1997

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Susan Lowenberg - President, Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and
Beverly Mills

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3:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts.
(Continued from Regular Meeting July 24, 1997)
Proposed for Continuance to October 23, 1997.
2. 97.401C (BEATTY)
2295 MARKET STREET, south side of street between 16th and Sanchez Streets; Lot 014 in Assessor's Block 3559: -- Request for Conditional Use authorization under Section 721.27 of the Planning Code to allow 24-hour operation of a full-service restaurant in the Upper Market Neighborhood Commercial District.
Proposed for Continuance to September 4, 1997
3. 97.213C (PEPPER)
1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.
(Continued from Regular Meeting of July 17, 1997)
Proposed for Continuance to October 23, 1997.
4. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base

transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

NOTE; On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.

(Continued from Regular Meeting of July 17, 1997)

Proposed for Continuance to September 11, 1997)

5. 97.388C

(LI)

400-416 2ND STREET, southwest corner at Harrison Street; Lot 1 in Assessor's Block 3763: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install four whip antennas on the corners and a base transceiver station on the roof of the existing 65-foot-high office building as part of a wireless communications network in an SSO (Service/Secondary Office) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into brackets (two antennas per bracket) on the corners of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installations would be approximately four feet, and the tops of the upper antennas would be approximately 33 feet above sidewalk grade. The base transceiver station, which measures approximately eight feet high by four feet wide by two feet deep, would be located on the roof of the building.

(Continued from Regular Meeting of August 7, 1997)

Proposed for Continuance to September 4, 1997)

6. 97.389C

(LI)

301 5TH STREET, southeast corner at Folsom Street; Lot 81 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install two whip antennas on the corner and a base transceiver station on the roof of the existing 25-foot-high office/retail building as part of a wireless communications network in an RSD (Residential Service) District and a 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a

wireless communications network operated by Cellular One. The antennas would be fastened into a bracket on the corner of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installation would be approximately four feet, and the top of the upper antenna would be approximately 25 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by five feet wide by two feet deep, would be located on the roof of the building.

(Continued from Regular Meeting of August 7, 1997)

Proposed for Continuance to September 4, 1997.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

8. Consideration of adoption: Draft minutes from 8/7/97.

D. DIRECTOR'S REPORT

9. DIRECTOR'S ANNOUNCEMENTS

- Report on use permits surrounding the Giant's Stadium

10. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

F. REGULAR CALENDAR

11. 97.328C (OMOKARO)
2288 BROADWAY, northeast corner of Fillmore Street; Lot 019 in Assessor's Block 564 -- Request for Conditional Use authorization under Section 303 of the Planning Code to install a total of 12 panel antennas on the existing penthouse and an equipment shelter as part of a wireless communications network in an RM-1 (Residential, Mixed Districts, Low Density) District and a 40-X Height and Bulk District.
12. 88.562CCSSS (MILLER)

Streets; Lot 61 in Assessor's Block 5992A, in an RH-1 (House, One-Family) District - Request for approval by the Planning Commission of the proposed resale of a below market rate dwelling unit within five years of its original purchase which approval is required by Condition 8.E.1. of Commission Motion No. 11391 which motion authorized a Conditional Use for a Planned Unit Development for the "Crystal Villa" residential development.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

13. 97.466D (OMOKARO)
98 INA COURT, west side between Excelsior and La Grande Avenues, Lot 027 in Assessor's Block 6004 - Request for Discretionary Review of Building Permit Application No. 9708474S, proposing new construction of a single-family two-story over-basement building in an RH-1 (House, One-Family) District.
14. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
15. 97.451D (ANDRADE)
2 POWHATTAN AVENUE, south side between Wool and Andover Streets, Lot 032 in Assessor's Block 5646 - Request for Discretionary Review of Building Permit Application No. 9708475, proposing the demolition of the existing building and the new construction of a single-family dwelling in an RH-1 (House, One-Family) District.
16. 97.452D (ANDRADE)
3168 CLAY STREET, north side between Lyon and Baker Streets, Lot 018 in Assessor's Block 0999 - Request for Discretionary Review of Building Permit Application No. 9709779, proposing the addition of a third story to a single-family dwelling in an RH-3 (House, Three-Family) District.
17. 97.511D (GORDON)
1275 LOMBARD STREET, south side between Polk and Larkin Streets, Lot 022 in Assessor's Block 0501 - Request for Discretionary Review of Building Permit Application No. 9714635, proposing to merge four dwelling units to two dwelling units within the existing structure in an RH-2 (House, Two-Family) District.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

970821

RECENT PLANNING DEPARTMENT PUBLICATIONS

<u>DOCUMENT NAME</u>	<u>DATE</u>	<u>PUBLISH AMOUNT</u>
Air Quality Element - Proposal for Citizen Review	6/97	FREE
Air Quality Element - Implementation Program	6/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
Community Safety Element - Proposal for Adoption	4/97	FREE
Community Safety Element - Implementation Program	4/97	FREE
Community Safety Element - Background Report	2/96	12.00
Fulton Street Mall Design Guidelines	2/1/96	0.00
Housing Information Series,		
Changes in the Housing Inventory	5/1/96	3.00
<u>Design for Development Framework</u>		
Hunters Point Shipyard Area Plan -	2/1/96	7.00
<u>Proposal for Citizen's Review</u>		
Hunters Point Shipyard - <u>Transportation Design Framework</u>	3/1/96	3.00
Interpretations of the Planning Code	6/28/96	3.00
Amendments to the General Plan 9/1/88 through 12/31/96	2/1/97	15.00
Amendments to the General Plan 7/1/96 through 12/31/96	2/1/97	1.00
Residential Design Guidelines		1.00
Citizen's Guide to the South Bayshore Plan	7/96	4.00
San Francisco Neigh. Profiles (all 16 Neighborhoods)	3/97	15.00
San Francisco Neigh. Profiles (individual reports for:		
Financial District, Union Square/Downtown Retail, North Beach,		
Chinatown, Van Ness/Western Addition, Marina/Fillmore,		
Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
Neighborhood Organizations Directory	1/97	4.00

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CORRECTION

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
AUGUST 21, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT.

AUG 18 1997

SAN FRANCISCO
PUBLIC LIBRARY

F. REGULAR CALENDAR

12. 88.562CCSSS (MILLER)
1328 BACON STREET, Unit #1, north side between Cambridge and Amherst
Streets; Lot 61 in Assessor's Block 5992A, in an RH-1 (House, One-Family)
District - Request for approval by the Planning Commission of the proposed
resale of a below market rate dwelling unit within five years of its original
purchase which approval is required by Condition 8.E.1. of Commission
Motion No. 11391 which motion authorized a Conditional Use for a Planned
Unit Development for the "Crystal Villa" residential development.

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1/28/97

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
AUGUST 28, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:00 P.M.

DOCUMENTS DEPT.

AUG 25 1997

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Susan Lowenberg - President, Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and
Beverly Mills

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

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3:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Lowenberg, Martin, Mills

A. ITEMS TO BE CONTINUED

- 1a. 97.360A (GORDON)
290 UNION STREET, The James McEvoy House, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f) and reconstruction of a Contributory Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, within the Telegraph Hill Historic District, is zoned RH-3 (Residential-House, Three-Family) District and is in an 40-X Height and Bulk District.
(Proposed for Continuance to September 11, 1997)
- 1b. 97.360V (PASSMORE)
290 UNION STREET, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106 in an RH-3 (Residential-House, Three-Family) District, 40-X Height and Bulk District and the Telegraph Hill Historic District. **SIDEWALK ENCROACHMENT AT FRONT VARIANCE SOUGHT:** The proposal is to add a new garage with deck above, across the existing front property line and encroaching into the public right-of-way (sidewalk). A new fourth level is also proposed.
(Proposed for Continuance to September 11, 1997)
2. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof. This site is a substitute for the antenna site at 2055 Lombard Street (the Lombard

Garage) which was previously approved by the Planning Commission.
(Continued from Regular Meeting of August 7, 1997)
(Proposed for Continuance to September 25, 1997)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

3. Consideration of adoption: Draft minutes from 8/14/97.

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

F. REGULAR CALENDAR

6. 94.157R (MONTAÑA)
FEDERAL OFFICE BUILDING REDEVELOPMENT PLAN, DESIGN FOR DEVELOPMENT DOCUMENT AND DELEGATION AGREEMENT FOR A SEVENTH AND MISSION STREET SITE. Consideration of a Finding of Consistency with the General Plan of a Federal Office Building Redevelopment Plan, a Federal Office Building Design for Development document and a Federal Office Building Redevelopment Plan Delegation Agreement for a Redevelopment Project Area at Seventh and Mission Streets. The Federal General Services Administration (GSA) proposes to construct an office building near the City's Civic Center to house Federal agencies presently located throughout the City in leased space. The GSA wishes to consolidate their administrative office functions and locate within a building which they own and operate. The GSA has asked the City to give them a parcel upon which they will build an approximately 475,000 net square feet office building. The Redevelopment Agency would purchase the property and deed it to the Federal government. The Redevelopment Plan describes the

manner by which the property would be purchased and transferred to the Federal GSA and, along with the Design for Development document, identifies guidelines for how the office building would be designed and built. The Delegation Agreement describes how the Planning Department would participate in the design review of the office building. The Commission is being asked to find the Redevelopment Plan consistent with the General Plan and to endorse the Design for Development document. The Delegation Agreement would be administered administratively by the Director and would not need to be endorsed by the Commission.

7. (LINDSAY)

HUNTER'S POINT SHIPYARD REUSE PLAN:

- A. Informational presentation by Planning Department and Redevelopment Agency staff on Hunter's Point Shipyard Redevelopment Plan and the current status of the Area Plan for the Shipyard.
- B. Consideration of a motion to endorse the Design for Development for Hunters Point Shipyard, a document to implement the recommended physical development goals of the Redevelopment Plan.

(Continued from Regular Meeting of August 7, 1997)

Copies of the Hunter's Point Shipyard Area Plan - Draft Proposal for Adoption, and the Redevelopment Agency's Redevelopment Plan and Design for Development are available free of charge at the Planning Department, 1660 Mission Street, 5th Floor reception.

8. 97.327C (ANDRADE)
724 PACIFIC AVENUE, north side between Stockton and Grant Streets, Lots 41/91 in Assessor's Block 161: Request for Conditional Use Authorization to modify conditions of Motion No. 14301 to allow attendant public parking for up to 45 cars weekdays, 47 cars evenings and weekends, to an existing public garage, as required by Planning Code Section 303(e) in a Chinatown Residential Neighborhood Commercial District and a 65-N Height and Bulk District.
(Continued from Regular Meeting of August 14, 1997)

9. 96.716D (OMOKARO)
618-638 SAN JOSE AVENUE, south side at the intersection of Guerrero Street and San Jose Avenue, Lot 001A in Assessor's Block 6598 - Request for Discretionary Review of Building Permit Application Nos. 9706403, 9706404, and 9706405, proposing to construct a four-story, three-unit condominium building in an RH-3 (House, Three-Family) District.
(Continued from Regular Meeting of August 14, 1997)

970821

RECENT PLANNING DEPARTMENT PUBLICATIONS

DOCUMENT NAME	DATE	PUBLISH AMOUNT
Air Quality Element - Proposal for Citizen Review	6/97	FREE
Air Quality Element - Implementation Program	6/97	FREE
Commerce & Industry Inventory	08/1/96	12.00
Commerce and Industry Issue Paper #1: Overview	8/1/96	5.00
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<u>Design for Development Framework</u>		
Hunters Point Shipyard <u>Area Plan</u> -	2/1/96	7.00
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Chinatown, Van Ness/Western Addition, Marina/Fillmore,		
Civic Center, South of Market, Mission, Potrero, South Bayshore,		
Excelsior, West Portal/Twin Peaks, Noe Valley/Upper Market,		
Richmond, Sunset, Parkside/Lakeshore	3/97	4.00 each
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4/97

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO

PLANNING COMMISSION DOCUMENTS DEPT. REGULAR MEETING

THURSDAY

SEPTEMBER 4, 1997

ROOM 428

WAR MEMORIAL BUILDING

401 VAN NESS AVENUE

3:00 P.M.

SEP 02 1997

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and
Beverly Mills

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

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3:00 P.M.

ROLL CALL: Commissioners Antenore, Chinchilla, Hills, Joe, Martin, Mills

A. ITEMS TO BE CONTINUED

1. 97.426C (OMOKARO)
2541 SAN BRUNO AVENUE, Lot 32 in Assessor's Block 5438; eastside between Felton and Burrows Streets -- Request for Conditional Use Authorization to remove one off-street parking space as allowed by Planning Code Section 161(j), in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District with a 40-X Height and Bulk Designation.
(Proposed for Continuance to October 9, 1997)
2. 97.236C (BAÑALES)
3425 GEARY BLVD., southeast corner of Stanyan Street; Lot 41 in Assessor's Block 1085 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a four-story over garage mixed commercial and residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.
(Proposed for Continuance to September 11, 1997)
3. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of August 14, 1997)
NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.
(Proposed for Continuance to October 23, 1997)
4. 97.388C (LI)
400-416 2ND STREET, southwest corner at Harrison Street; Lot 1 in Assessor's Block 3763: -- Request for Conditional Use authorization under Section 818.73 of the Planning Code to install four whip antennas on the corners and a base transceiver station on the roof of the existing 65-foot-high office building as part of a wireless communications network in an SSO (Service/Secondary Office) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into brackets (two antennas per bracket) on the corners of the building and painted to match the existing building. Each antenna measures approximately one

foot six inches high by one and one-half inches in diameter. The overall height of the antenna installations would be approximately four feet, and the tops of the upper antennas would be approximately 33 feet above sidewalk grade. The base transceiver station, which measures approximately eight feet high by four feet wide by two feet deep, would be located on the roof of the building.

(Continued from Regular Meeting of August 21, 1997)

WITHDRAWN

5. 97.389C (LI)
301 5TH STREET, southeast corner at Folsom Street; Lot 81 in Assessor's Block 3752: -- Request for Conditional Use authorization under Section 815.73 of the Planning Code to install two whip antennas on the corner and a base-transceiver station on the roof of the existing 25-foot-high office/retail building as part of a wireless communications network in an RSD (Residential Service) District and a 40-X/85-B Height and Bulk District. The antennas and base transceiver station are part of a wireless communications network operated by Cellular One. The antennas would be fastened into a bracket on the corner of the building and painted to match the existing building. Each antenna measures approximately one foot six inches high by one and one-half inches in diameter. The overall height of the antenna installation would be approximately four feet, and the top of the upper antenna would be approximately 25 feet above sidewalk grade. The base transceiver station, which measures approximately five feet high by five feet wide by two feet deep, would be located on the roof of the building.

(Continued from Regular Meeting of August 21, 1997)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of adoption: Draft minutes from 8/21/97.

D. DIRECTOR'S REPORT

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

F. REGULAR CALENDAR

9. 92.711C (PASSMORE)

3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of July 10, 1997)

NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter to 9/4/97.

10. 97.401C (BEATTY)

2295 MARKET STREET, south side of street between 16th and Sanchez Streets; Lot 014 in Assessor's Block 3559: -- Request for Conditional Use authorization under Section 721.27 of the Planning Code to allow 24-hour operation of a full-service restaurant in the Upper Market Neighborhood Commercial District.

(Continued from Regular Meeting of August 21, 1997)

11. 97.458C (LI)

866-888 BRANNAN STREET, northeast corner at 8th Street; Lots 6 and 7A in Assessor's Block 3780: -- Request for Conditional Use authorization under Section 227(i) of the Planning Code to install twelve panel antennas and a base transceiver station on the roof of the existing 60-foot-high commercial showroom building as part of a wireless communications network in an M-2 (Heavy Industrial) District and a 40-X Height and Bulk District.

12. 97.435C (PEPPER)

2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure

approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.

(Continued from Regular Meeting of August 7, 1997)

13. 97.156K (IONIN)
1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes a environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District. -

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

14. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of August 14, 1997)
NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.

15. 97.529D (PEPPER)
44-46 HANCOCK STREET, north side between Sanchez and Church Streets, Lot 052 in Assessor's Block 3585 - Request for Discretionary Review of Building Permit Application No. 9707571, proposing to construct a new breakfast room with a roof top deck, and to relocate the stairs at the rear of the existing 2-unit condominium building in an RH-3 (House, Three-Family) District.

Adjournment

970904

NOTICE OF CANCELLATION
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
SEPTEMBER 11, 1997

ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

SEP 08 1997

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ROSTER: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
and Beverly Mills

NOTICE IS HERE BY GIVEN THAT THE REGULAR MEETING OF THE SAN
FRANCISCO PLANNING COMMISSION FOR THURSDAY, SEPTEMBER 11, 1997
HAS BEEN CANCELED. THE FOLLOWING CASES ARE CONTINUED AS
INDICATED. THE NEXT REGULAR MEETING OF THE PLANNING COMMISSION IS
SCHEDULED FOR THURSDAY, SEPTEMBER 18, 1997.

A. ITEMS TO BE CONTINUED

1. Consideration of adoption: Draft minutes from 8/28/97.
(Continued to September 18, 1997)
2. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3,
10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF
PROPERTY from an NC-S (Neighborhood Commercial Shopping Center
District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of August 14, 1977)
(Continued to September 18, 1997)
3. 97.507C (PEPPER)
2195 FULTON STREET, south side between Shrader and Cole Streets; Lot 1
in Assessor's Block 1190: -- Request for Conditional Use authorization under
Section 209.6(b) of the Planning Code to install three antennas on the
building's facade at the roof line and one equipment cabinet on the roof of the
existing building as part of a wireless communication network in an RH-3
(House, Three-Family) District and an 80-D Height and Bulk District.
(Continued to September 18, 1997)

4. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.
(Continued from Regular Meeting of August 21, 1997)
(Continued to September 25, 1997)

5. 97.146C (ZWIERZYCKI)
STONESTOWN GALLERIA SHOPPING CENTER, Lots 21 and 22 in Assessor's Block 7295 and Lots 5 through 10 in Assessor's Block 7296, bounded by Buckingham Way to south and southwest, the intersection of Buckingham way and Winston Drive to the west, 19TH Avenue (Hwy 1) to the east, and parallel to Eucalyptus Drive to the north.-- Request for Conditional Use authorization under Section 178(c) of the Planning Code to amend the previously authorized Conditional Use/ Planned Unit Development (Case No. 83.98C/ Motion No. 10774), by demolishing an existing 12,901 square-foot cinema (2 screens and 904 seats); constructing a new 85,000 sq. ft. multiplex cinema (16 screens and 4,500 seats) and 34,000 sq. ft. retail store; replacing an approved (but never constructed) 1,040-stall parking structure with a 900-stall parking structure; expanding the basement of an existing retail store (presently occupied by Good Guy's) by 12,000 sq. ft.; redesigning and providing additional loading areas; and installing traffic signals at the intersections of Winston Drive/ Buckingham Way, 20th Avenue/ Winston Drive; and

20th Avenue/Buckingham Way, within the C-2 Community Business District, and 65-D Height and Bulk District. This proposal would require an exception from Planning Code standards on bulk.

(Continued to September 25, 1997)

6. 97.228E (PARKER)
2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot 32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration. Proposed project would construct two 40-foot high, three-story buildings that would each contain 16 live/work units and 16 off-street parking spaces at 2501 Harrison Street. The existing building on the approximately 18,750 square foot site would be demolished. The proposed project is located in an C-M (Heavy Commercial) Zoning District.
(Continued to October 23, 1997)
7. 97.367E (GIBSON)
1233 HOWARD STREET, south side of Howard Street between Eighth and Ninth Streets, Lots 070 and 080 in Assessor's Block 3729 - Appeal of a preliminary Negative Declaration. Proposed project would construct a third level to an existing two-story masonry building for an overall height of 52 feet, and use conversion from retail/warehouse to 20 live/work units and four retail spaces at the ground level at 1233 Howard Street. The project would also include the seismic retrofit of the existing two-story masonry building and a lot merger. Off-street parking for 24 vehicles is proposed at the ground level with access from Tehama Street. There is the option of replacing the four retail spaces at the ground level with four additional live/work units for a total of 24 live/work units and no retail space.
(Continued to November 6, 1997)

CORRECTION

NOTICE OF CANCELLATION OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
SEPTEMBER 11, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

A. ITEMS TO BE CONTINUED

6. 97.228E (PARKER)
2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot 32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration. Proposed project would construct two 40-foot high, three-story buildings that would each contain 16 live/work units and 16 off-street parking spaces at 2501 Harrison Street. The existing building on the approximately 18,750 square foot site would be demolished. The proposed project is located in an C-M (Heavy Commercial) Zoning District.
(Continued to ~~October 23~~ September 25, 1997)
8. 97.206E (WONG)
1438 HARRISON STREET, 15-Unit Live/Work: Northside at 11th Street, Lot 19 in Assessor's Block 3520. Appeal of a Preliminary Negative Declaration. The proposal is to construct 15 live/work units in one building at 1438 Harrison Street. The project site is an unsurfaced vacant lot currently used for vehicle parking. The existing 5,000 square-foot lot would contain a new 55-foot high structure consisting of four stories including two mezzanine levels. The ground floor level would contain a 10-space parking garage with access from Harrison Street. The proposed project is located in an SLR (Service/Light Industrial/Residential) Zoning District.
(Continued to September 25, 1997)

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NOTICE OF SPECIAL MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
SEPTEMBER 18, 1997
ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla Dennis Antenore, Richard Hills,
Cynthia Joe, Larry Martin, and Beverly Mills

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

90.580C

(LINDSAY)

417 STOCKTON STREET, west side between Bush and Sutter Streets, Lot 4 in Assessor's Block 285: Request for Conditional Use Authorization for conversion of a seventy-four (74) room residential hotel (group housing) to a non-residential use (tourist hotel) above the ground floor in an C-3-R (Commercial, Downtown: Retail) District and a 80- 130-F Height and Bulk District.

Pursuant to California Government Code §54956.9(a) and San Francisco Administrative Code §67.11 (a), the City Attorney recommends that the City Planning Commission convene in closed session to confer with legal counsel concerning the case Harsch Investment Corp. v. City and County of San Francisco (San Francisco Superior Court No. 962-445).

Adjournment

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
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THURSDAY
SEPTEMBER 18, 1997
ROOM 428
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SEP 15 1997
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NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.
(Proposed for Continuance to October 9, 1997)
2. 97.156K (IONIN)
1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes a environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.
(Continued from Regular Meeting of September 4, 1997)
(Proposed for Continuance to September 25, 1997)
3. 97.466D (OMOKARO)
98 INA COURT, west side between Excelsior and La Grande Avenues, Lot 027 in Assessor's Block 6004 - Request for Discretionary Review of Building Permit Application No. 9708474S, proposing new construction of a single-family two-story over-basement building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of August 21, 1997)
WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

4. Consideration of adoption: Draft minutes from 8/28/97 and 9/4/97.

D. DIRECTOR'S REPORT5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

7. 97.610R (BADINER)
250 BRANNAN STREET, 41 FEDERAL STREET; Assessor's Block 3744, Lots 15 and 25, north side between First and Second Streets, with frontage on Federal Street (Site G) --Consideration of proposed amendments to the Rincon Point - South Beach Redevelopment Project Area Preliminary Plan and a finding of consistency of the proposed amendments with the General Plan. The proposed amendments would expand the boundaries of the Project Area, facilitating the sale of property in the Rincon Point - South Beach Redevelopment Project Area, an M-1 (Light Industrial) Use District and a 105-F Height and Bulk District.
8. 96.547M (BADINER)
TRANSBAY AREA PLAN - Status Report, Informational presentation to solicit Commission comments on the preliminary Design for Development document and proposed preliminary development controls for the Transbay Redevelopment Area. This is an "Early Read" presentation to solicit feedback on the proposed controls which will be further refined and analyzed in the Transbay Draft EIR. Proposed changes affect the Downtown C-3-O and C-3-S Districts, the Rincon Hill Special Use District and the South of Market SSO Districts.
9. 97.177ETZ: (MILLER)
2011 BAYSHORE BOULEVARD, south and west of Hester Avenue, Lots 3, 10 and 11 in Assessor's Block 5054A -- Proposed RECLASSIFICATION OF PROPERTY from an NC-S (Neighborhood Commercial Shopping Center District) to the Bayshore-Hester Special Use District.
(Continued from Regular Meeting of September 4, 1977)

10. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of September 4, 1997)
NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97.
11. 97.507C (PEPPER)
2195 FULTON STREET, south side between Shrader and Cole Streets; Lot 1 in Assessor's Block 1190: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install three antennas on the building's facade at the roof line and one base transceiver station on the roof of the existing building as part of a wireless communication network in an RH-3 (House, Three-Family) District and an 80-D Height and Bulk District. (Continued from Regular Meeting of September 4, 1997)
12. 97.374CP (LIGHT)
2700 SLOAT BOULEVARD, north side of street between 45th and 46th Streets; Lots 2A, 4, 5 and 6 in Assessor's Block 2514: -- Request for Conditional Use authorization and Coastal Zone Development Permit under Sections 121.1, 121.2 and 330.1 of the Planning Code to allow a retail use on a property having 10,000 square feet or more of lot area, with a retail building containing 4,000 square feet or more of occupiable floor space, in an NC-2 Neighborhood Commercial District.
- 13a. 97.376CV (PUTRA)
1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square feet, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.
- 13b. 97.376CV (PUTRA)
1227 - 32ND AVENUE, east side between Lincoln Way and Irving Street; lot 06 in Assessor's Block 1718 in an RH-1(D) (House, Single-Family Detached)

District and a 40-X Height and Bulk District. OFF STREET PARKING VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to demolish the existing one-story single-family house and replace it with a new, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds.

14. 97.404C (NIXON)
388 BEALE STREET, west side between Folsom and Harrison Streets, Lot 21 in Assessor's Block 3747. Request for Conditional Use authorization to modify an existing authorization by allowing 25 additional dwelling units in a to be constructed building approved for 201 dwelling units. The site is in an RC-4 (Residential, Commercial Combined, High Density) District, the Rincon Hill Special Use District "R" and a 150-R Height and Bulk District.
15. 97.484XB (NIXON)
101 SECOND STREET, southeast corner of Second and Mission Streets, Lots 72, 73 and 74 in Assessor's Block 3721--Request for Determinations of Compliance and Exceptions under Section 309 of the Planning Code and Request for modification of a previous Authorization for Office Space in excess of 50,000 square feet under Sections 309 and 322 of the Planning Code to permit approximately 369,000 square feet of office space, 6,000 square feet of retail space and 16,000 square feet of basement parking within the C-3-0 District and a 500-S and a 150-S Height and Bulk District and within the New Montgomery-Second Street Conservation District. The project approved in 1995 and received an exception with respect to standards for ground level wind currents, Separation of Towers and bulk limits. The hearing is required because the project did not to obtain a building permit by June 1996 as required in the condition of approval in motion 13886, approved on June 8, 1995.
16. 97.407C (WANG)
28-30 WEST PORTAL AVENUE (Noah's New York Bagels), northwest side between Ulloa and Vicente Streets; Lot 003 in Assessor's Block 2931 -- Request for a Conditional Use authorization to amend one of the Conditions of Approval of Planning Commission Motion No. 11401/Case No. 88.372C under Sections 303(e) and 186.1 of the Planning Code, to allow the merger of an existing large fast-food restaurant (defined by Section 790.90 of the Planning Code) at 28 West Portal Avenue with a vacant commercial space which was most recently used as a small self-service restaurant (defined by Section 790.91 of the Planning Code) at 30 West Portal Avenue, resulting in a single large fast-food restaurant within the West Portal Avenue Neighborhood Commercial District and a 26-X Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

17. 97.390D (LIGHT)
517 WASHINGTON STREET, south side between Sansome and Montgomery Streets, Lot 036 in Assessor's Block 0207 - Request for Discretionary Review of Building Permit Application No. 9521089, proposing demolition of an existing three-story unreinforced masonry building and developing the vacant lot as an extension to the existing Transamerica Redwood Park and Mark Twain Alley until a permanent alternative use is established in an C-3-O (Downtown Office) District.
(Continued from Regular Meeting of August 14, 1997)
18. 97.533D (BANALES)
2844 BRODERICK STREET, west side between Filbert and Union Streets, Lot 019 in Assessor's Block 0946 - Request for Discretionary Review of Building Permit Application No. 9709915S, proposing building alteration to add two dormers: one on the front facade and one on the property line in an RH-1 (House, One-Family) District.
19. 97.556G (WASHINGTON)
545-547 WISCONSIN STREET, Lot 023 in Assessor's Block 4069 - Request for Discretionary Review of Building Permit Application No. 9710989, proposing to construct a 4th level master bedroom suite, and open deck on an existing 2-unit building, in an RH-2 (House, Two Family) District.

Adjournment

970918

SEP 18 1997

SAN FRANCISCO
PUBLIC LIBRARY

CORRECTION

NOTICE OF SPECIAL MEETING AND CALENDAR OF THE

SAN FRANCISCO

PLANNING COMMISSION

THURSDAY

SEPTEMBER 18, 1997

ROOM 428, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE

1:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and Beverly Mills

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

Pursuant to California Government Code §54956.9(a) and San Francisco Administrative Code §67.11 (a), the City Planning Commission will convene in closed session to confer with legal counsel concerning the case Harsch Investment Corp. v. City and County of San Francisco (San Francisco Superior Court No. 962-445).

Adjournment

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12/25/97
(Correction)
12/97
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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

DOCUMENTS DEPT.

THURSDAY
SEPTEMBER 25, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
4:00 P.M.

SEP 22 1997

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ROSTER: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
and Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may

be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

4:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.206E (WONG)
1438 HARRISON STREET, 15-Unit Live/Work: Northside at 11th Street, Lot 19 in Assessor's Block 3520. Appeal of Preliminary Negative Declaration. The proposal is to construct 15 live/work units in one building at 1438 Harrison Street. The project site is an unsurfaced vacant lot currently used for vehicle parking. The existing 5,000 square-foot lot would contain a new 55-foot high structure consisting of four stories including two mezzanine levels. The ground floor level would contain a 10-space parking garage with access from Harrison Street. The proposed project is located in an SLR (Service/Light Industrial/Residential) Zoning District.
(Proposed for continuance to October 16, 1997)
2. 97.409C (WASHINGTON)
119 LYON STREET, Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization under Section 209(h)1 of the Planning Code to allow the construction of a six (6) unit residential building on an existing vacant parcel of land. This proposal will have a total of six off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.
(Proposed for Continuance to October 9, 1997)
3. 97.236C (BAÑALES)
3425 GEARY BLVD., southeast corner of Stanyan Street; Lot 41 in Assessor's Block 1085 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a four-story over garage mixed commercial and residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.
(Continued from Regular Meeting of September 11, 1997)
(Proposed for Continuance to October 9, 1997)
4. 97.146C (ZWIERZYCKI)
STONESTOWN GALLERIA SHOPPING CENTER, Lots 21 and 22 in Assessor's Block 7295 and Lots 5 through 10 in Assessor's Block 7296, bounded by Buckingham Way to south and southwest, the intersection of Buckingham Way and Winston Drive to the west, 19th Avenue (Hwy 1) to the east, and parallel to Eucalyptus Drive to the north.-- Request for Conditional Use authorization under Section 178(c) of the Planning Code to amend the previously authorized Conditional Use/ Planned Unit Development (Case No. 83.98C/ Motion No. 10774), by demolishing an existing 12,901 square-foot cinema (2 screens and 904 seats); constructing a new 85,000 sq.

ft. multiplex cinema (16 screens and 4,500 seats) and 34,000 sq. ft. retail store; replacing an approved (but never constructed) 1,040-stall parking structure with a 900-stall parking structure; expanding the basement of an existing retail store (presently occupied by Good Guy's) by 12,000 sq. ft.; redesigning and providing additional loading areas; and installing traffic signals at the intersections of Winston Drive/ Buckingham Way, 20th Avenue/ Winston Drive; and 20th Avenue/Buckingham Way, within the C-2 Community Business District, and 65-D Height and Bulk District. This proposal would require an exception from Planning Code standards on bulk.
(Proposed for Continuance to October 16, 1997)

5. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.
NOTE: On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0.
(Continued from Regular Meeting of September 11, 1997)
(Proposed for Continuance to October 16, 1997)

6. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be

flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.

(Continued from Regular Meeting of September 4, 1997)

(Proposed for Continuance to November 6, 1997)

7. 97.228E (PARKER)
2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot 32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration. Proposed project would construct two 40-foot high, three-story buildings that would each contain 16 live/work units and 16 off-street parking spaces at 2501 Harrison Street. The existing building on the approximately 18,750 square foot site would be demolished. The proposed project is located in an C-M (Heavy Commercial) Zoning District.
(Continued from Regular Meeting of September 11, 1997)
(Proposed for Continuance to November 13, 1997)
8. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District.
(Proposed for Continuance to December 4, 1997)
9. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.
(Proposed for Continuance to December 4, 1997)
10. 97.228D (OMOKARO)
2501 HARRISON STREET (2875 - 21ST STREET), east side between 21st and 22nd Streets, Lot 032 in Assessor's Block 4147 - Request for Discretionary Review of Building Permit Application Nos. 9713825S,

9713826S, and 9717476, proposing to demolish the existing 1-story vacant building and construct two 3-story, 40-foot-high buildings containing 16 live/work lofts each in an C-M (Heavy Commercial) District.
(Proposed for Continuance to November 13, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

11. DIRECTOR'S ANNOUNCEMENTS

12. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

13. (GITELMAN)
STONESTOWN PROJECT: STATUS OF STAFF REVIEW

E. REGULAR CALENDAR

14. 96.301MTZ (HORTON)

Amendments to the General Plan and Planning Code Text and Map to establish consistency with the Port's Waterfront Land Use Plan, adjust boundaries and eliminate outdated policy.

- a. Consideration of a resolution of intention to initiate amendments to the Northeastern Waterfront Plan, Central Waterfront Plan, Recreation and Open Space Element, and Commerce and Industry Element of the General Plan of the City and County of San Francisco. These amendments to the General Plan are proposed to establish consistency with the Port's Waterfront Land Use Plan and related Waterfront Design and Access policies and to revise or delete obsolete policies. The Port previously introduced their plan documents at informational presentations to the Planning Commission on 6-27-96, 12-19-96 and 6-19-97.

- b. Consideration of a resolution of intention to initiate amendments to the boundaries of the Northeastern Waterfront Plan and Central Waterfront Plan to eliminate overlapping boundaries of these plans with the Downtown Plan, Rincon Hill Plan, South of Market Plan and South Beachshore Plan.
- c. Consideration of a resolution of intention to initiate amendments to the Planning Code Text Sections 240 through 240.3, Northern Waterfront Special Use District, Sections 102.14, 124, 161, 205.1, 227 (s), 263.2, 263.3, and amendments to Zoning Map 1SU* which would extend the Northern Waterfront Special Use Districts No. 1 and 3 into the South Beach Area. The amendments to the Northern Waterfront Special Use District would provide procedures for the Joint (interagency) Design Review Committee, delete the requirement that all non-maritime uses seek conditional use authorization, replace it with the underlying zoning controls in combination with urban design review, allow reductions in parking, and other modifications affecting the land under the jurisdiction of the Port of San Francisco.

A public hearing on the proposed amendments as described under a - c is proposed for October 16, 1997. Copies of the proposed amendments are available at the Planning Information Center, Planning Department, 1660 Mission Street, 1st. Floor, between 8 a.m. and 5 p.m. or by calling the Port's Waterfront Information Line at 274-0354.

15. 97.123C (BILLOVITS)
250 BEACH STREET, TRAVELODGE AT FISHERMAN'S WHARF (EASTERN PORTION OF BLOCK BOUNDED BY BEACH, POWELL, JEFFERSON AND MASON STREETS); Lot 1 in Assessor's Block 14 -- Request for a Conditional Use and Planned Unit Development authorization to construct a new four-story building containing approximately 107 hotel rooms and 29,000 square-feet of net-new commercial retail, and receive relief from Planning Code requirements for off-street loading space and limitations on projections into the public right-of-way, in a C-2 (Community Business) District, the Northern Waterfront Special Use District No. 2 and a 40-X Height and Bulk District.
16. 97.591CR (PEPPER)
3224-3252 PIERCE STREET, east side between Lombard and Chestnut Streets; Lots 009, 010, 011, 012, and 013 in Assessor's Block 490: -- Request for Conditional Use authorization under Section 711.83 of the Planning Code to install six antennas on a new light pole and one base transceiver station on the rooftop parking level of the existing three-story parking garage as part of a wireless communication network in an NC-2 (Small Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION

FAX: 558-6409

ADMINISTRATION

FAX: 558-6426

CURRENT PLANNING/ZONING

FAX: 558-6409

LONG RANGE PLANNING

FAX: 558-6426

DOCUMENTS DEPT.

SEP 22 1997

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NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
OCTOBER 2, 1997

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, October 2, 1997, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, October 9, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	

CORRECTION

NOTICE OF MEETING AND CALENDAR

OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
SEPTEMBER 25, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
4:00 P.M.

1st Posted 9/23/97
DOCUMENTS DEPT.

SEP 25 1997

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PUBLIC LIBRARY

B. ITEM TO BE CONTINUED

2. 97.156K

(IONIN)

1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes an environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.

(Continued from Regular Meeting of September 4, 1997)

(Proposed for Continuance to September 25 October 9, 1997)

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 9, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT 06 1997
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
and Beverly Mills

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be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-4851.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

52
1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.426C (OMOKARO)
2541 SAN BRUNO AVENUE, Lot 32 in Assessor's Block 5438; eastside between Felton and Burrows Streets -- Request for Conditional Use Authorization to remove one off-street parking space as allowed by Planning Code Section 161(j), in an NC-2 (Small-Scale Neighborhood Commercial) Zoning District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of September 4, 1997)
(Proposed for Continuance to October 23, 1997)
2. 97.409C (WASHINGTON)
119 LYON STREET Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization under Section 209(h)1 of the Planning Code to allow the construction of a six (6) unit residential building on an existing vacant parcel of land. This proposal will have a total of six off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.
(Continued from Regular Meeting of September 25, 1997)
(Proposed for Continuance to December 11, 1997)
3. 97.358C (ANDRADE)
105 MILES STREET; southwest corner of Miles and California Streets; Lot 54 in Assessor's Block 243: Request for Conditional Use Authorization to add approximately 6,154 square feet of floor area to an existing recreational facility presently containing approximately 7,794 square feet, per Section 238 of the Planning Code, in an RM-4 (Residential, Mixed, High Density) District and in the Nob Hill Special Use District.
(Proposed for Continuance to October 16, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT4. DIRECTOR'S ANNOUNCEMENTS5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS &
BOARD OF SUPERVISORS (PASSMORE)E. REGULAR CALENDAR

6. 97.598R (BADINER)

233 BRANNAN STREET (SITE 12) - northern portion of the block bounded by First/Delancey, Brannan, Second, and Townsend Streets, with frontage on Colin P. Kelly Street, Assessor's Block 3789, Lots 12, 20, 25 and 27 -- Consideration of amendments to the Rincon Point/South Beach Redevelopment Project Design for Development document to modify bulk requirements to accommodate a residential complex with approximately 356 units and 7,700 square feet of commercial space. The Project is under the San Francisco Redevelopment Agency jurisdiction. The current bulk controls limit the maximum length of the building to 110 feet. The proposed project would have one building of 140 feet in length and two buildings of 113 feet in length.

7. 95.469E (NISHIMURA)

PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE SAN FRANCISCO ZOOLOGICAL GARDENS (S.F. ZOO) MASTER PLAN, 2701 Sloat Boulevard, Lots 6 and 7 in Assessor's Block 7281. The San Francisco Zoological Gardens Master Plan is a long-range physical development plan for the years 1997 to 2010. It proposes expansion of the Zoo into an adjoining Recreation and Park property already designated for Zoo uses; reconfiguration and construction of a new visitor entrance area; and demolition, new construction and renovation projects of visitor areas and services, wildlife exhibits, animal housing, conservation and breeding areas and buildings, veterinarian services buildings, Zoo service and support areas and buildings, a new Children's Zoo and new visitor parking. The Zoo Master Plan also includes a Zoo Forestation Management Plan that proposes new planting, replanting and maintenance of the Zoo's trees and shrubs. **NOTE: COMMENTS WILL BE ACCEPTED UNTIL 5:00 P.M., OCTOBER 9, 1997, OR UNTIL THE END OF THIS PUBLIC HEARING ON THE DRAFT EIR, WHICHEVER IS LATER.**

8. 92.711C (PASSMORE)

3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento

Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy. (Continued from Regular Meeting of September 18, 1997)

NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97.

9. 97.099C (IONIN)
301 ELLIS STREET, southwest corner of Taylor Street; Lot 1 in Assessor's Block 332 - Request for a Conditional Use Authorization to allow a new six-story, 93 unit, senior-housing apartment building to be developed over 40 feet in height in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and 80-T Height and Bulk District, per Section 253 of the Planning Code.
10. 97.099V (IONIN)
301 ELLIS STREET, southwest corner of Taylor Street; Lot 1 in Assessor's Block 332 in an RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District, and 80-T Height and Bulk District. REAR YARD VARIANCE SOUGHT: The proposal is to develop a new six story, 93 unit, senior-housing apartment building on a vacant lot 137.5 feet by 137.5 feet (18,906.25 square feet).
11. 97.236C (BAÑALES)
3425 GEARY BLVD., southeast corner of Stanyan Street; Lot 41 in Assessor's Block 1085 -- Request for Conditional Use authorization to develop a site in excess of 10,000 square feet by constructing a four-story over garage mixed commercial and residential building within an NC-3 (Moderate-Scale Neighborhood Commercial) District, and 40-X Height and Bulk District.
(Continued from Regular Meeting of September 25, 1997)
12. 97.156K (IONIN)
1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes a environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.
(Continued from Regular Meeting of September 25, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 6:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 6:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 6:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

13. ~~97.538D~~

(ANDRADE)

2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of September 18, 1997)

14. 97.542D

(BEATTY)

1459 SHOTWELL STREET, east side between Stoneman Street and Mirabel Avenue, Lot 036 in Assessor's Block 5522 - Request for Discretionary Review of Building Permit Application No. 9710732, proposing to add new windows and modify existing windows on the north property line wall in an RH-2 (House, Two-Family) District.

15. 97.581D

(BEATTY)

3332 WASHINGTON STREET, north side between Walnut Street and Presidio Avenue, Lot 009 in Assessor's Block 0984 - Request for Discretionary Review of Building Permit Application No. 9709383, proposing to construct a three-story rear addition with a fire escape in an RH-1 (House, One-Family) District.

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**NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
THURSDAY
OCTOBER 16, 1997
ROOM 430, WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:00 P.M.**

ROLL CALL: Hector Chinchilla, Vice-President, Dennis Antenore, Richard Hills, Larry Martin, and Beverly Mills, Cynthia Joe

A. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public on all matters pertaining to the closed session. Each member of the public may address the Commission for up to three minutes.

B. EXECUTIVE SESSION:

Pursuant to California Government Code §54957 and San Francisco Administrative Code §67.10 (b), the Planning Commission will convene in closed session for the evaluation of a public employee: Gerald G. Green, Director of Planning.

Reconvene in open session to vote whether to disclose any or all discussions held in closed session (San Francisco Administrative Code Section 67.14(a).)

Adjournment

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 16, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

ROSTER: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
and Beverly Mills

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may

be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

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2:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, and Beverly Mills

A. ITEMS TO BE CONTINUED

1. 97.376CV (PUTRA)
1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square feet, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 18, 1997)
(Proposed for Continuance to November 13, 1997)
2. 97.376CV (PUTRA)
1227 - 32ND AVENUE, east side between Lincoln Way and Irving Street; lot 06 in Assessor's Block 1718 in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District. OFF STREET PARKING VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to demolish the existing one-story single-family house and replace it with a new, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds.
(Continued from Regular Meeting of September 18, 1997)
(Proposed for Continuance to November 13, 1997)
3. 97.487D (GORDON)
1269 LOMBARD STREET, Building Permit Application Nos. 9710402 and 9711296, Case No. 97.487D, for the property at 1269 Lombard Street, Lot 23 in Assessor's Block 501, proposing to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
(Proposed for Continuance to November 6, 1997)
4. 96.717C (PEPPER)
1399 - 19TH AVENUE, northwest corner at Judah Street; Lot 21 in Assessor's Block 1774 - Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas mounted

within a replaced cross at the top of an existing bell tower and a base transceiver station inside the existing Calvary United Methodist Church building as part of a wireless communication network in an RH-3 (House, Three-Family) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing bell tower is approximately 49 feet in height, and the existing cross is approximately 57 feet in height. Each antenna measures approximately five feet high by eight inches wide by one inch deep. The existing cross would be replaced by a new cross of similar size and appearance and the antennas would be mounted inside the new cross. The tops of the antennas would be approximately 57 feet above sidewalk grade. The base transceiver station, which requires an area approximately 18 feet wide by seven feet deep, would be located in the building.

NOTE; On 2/6/97, following testimony, the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0. (Continued from Regular Meeting of September 25, 1997)

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of adoption: Draft minutes of 9/18/97 and 9/25/97

D. DIRECTOR'S REPORT

6. Status Report on 500 Divisadero

7. DIRECTOR'S ANNOUNCEMENTS

8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

9. 90.580C (LINDSAY)
417 STOCKTON STREET, west side between Bush and Sutter Streets, Assessor's Block 285, Lot 4. Request for Conditional Use Authorization under Section 212(e) of the Planning Code to allow conversion of seventy-four (74) residential hotel rooms (group housing) to nonresidential use (tourist hotel rooms) above the ground floor in a C-3-R (Commercial, Downtown: Retail) District and a 80-130-F Height and Bulk District.
10. 96.301MTZ (HORTON)
Amendments to the General Plan and Planning Code Text and Map to establish consistency with the Port's Waterfront Land Use Plan and adjust boundaries of the Northeastern and Central Waterfront Plans:
1. Public hearing and consideration of adoption of amendments to the Northeastern Waterfront Plan, Central Waterfront Plan, Recreation and Open Space Element, and Commerce and Industry Element of the General Plan of the City and County of San Francisco. These amendments to the General Plan are proposed to establish consistency with the Port's Waterfront Land Use Plan and related Waterfront Design and Access policies and to revise or delete obsolete policies.
 2. Public hearing and consideration of adoption of amendments to the Northeastern Waterfront Plan and Central Waterfront Plan to adjust boundaries and eliminate overlapping boundaries with the Downtown Plan, Rincon Hill Plan, South of Market Plan and South Bayshore Plan, all area plans of the General Plan.
 3. Public hearing and consideration of adoption of amendments to the Planning Code Text Sections 240 through 240.3, Northern Waterfront Special Use District, Sections 102.14, 124, 161, 205.1, 227(s), 263.2, 263.3. The amendments to the Northern Waterfront Special Use District would provide procedures for the Joint (interagency) Design Review Committee, delete the requirement that all non-maritime uses seek conditional use authorization, replace it with the underlying zoning controls in combination with design review, allow reductions in parking, and other modifications affecting the land under the jurisdiction of the Port of San Francisco.
 4. Public hearing and consideration of approval and amendments to the

Zoning Map 1SU which would extend the Northern Waterfront Special Use Districts No.1 and 3 into the South Beach Area and transfer several seawall lots from the Northern Waterfront SUD #1 to #3.

Copies of the proposed amendments are available at the Planning Information Counter, Planning Department, 1660 Mission Street, 1st Floor, between 8 a.m. and 5 p.m. or by calling the Port's Waterfront Information Line at 274-0354.

11. 97.577C (LI)
1881 POST STREET, southeast corner at Fillmore Street; Lot 1 in Assessor's Block 701: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install twelve panel antennas on the roof and a base transceiver station in the basement of the existing 76-foot-high commercial building as part of a wireless communications network in an NC-3 (Moderate-Scale Neighborhood Commercial) District and a 65-A Height and Bulk District.
12. 97.565C (HING)
2020 MARKET STREET, north side between Duboce Avenue and Church Street, Lot 01 in Assessor's Block 3536. Request for authorization of conditional use to establish a Large Self-Service Restaurant/Bakery (defined as a Large Fast-Food Restaurant under Section 790.90 of the Planning Code) in an NC-3 (Moderate-Scale) Neighborhood Commercial District. The proposal is to establish a Noah's Bagels bakery approximately 1,900 square feet in size with indoor and outdoor seating for about 49 persons (on the Safeway site)
13. 97.605C (HING)
2020 MARKET STREET, north side between Duboce Avenue and Church Street, Lot 01 in Assessor's Block 3536. Request for conditional use authorization to establish a Large Self-Service Restaurant (defined as a Large Fast-Food Restaurant under Section 790.90 of the Planning Code) in an NC-3 (Moderate-Scale) Neighborhood Commercial District. The proposal is to establish a World Wrapps restaurant approximately 1,570 square feet in size (on the Safeway site) with indoor seating for about 45 persons and outdoor seating for 12 persons.
14. 97.580EZ (ROSETTER)
FOURTEENTH ST./SOUTH VAN NESS HEIGHT LIMIT: Consideration of a proposal to amend the Planning Code's Zoning Map to change the height limit of the block bounded by Mission Street, Fourteenth Street, South Van Ness Avenue, and Division Street (Central Freeway) from a 40-X height and bulk limit to a 65-B height and bulk limit.

15. 97.449T (ROSETTER)
ABBREVIATED INSTITUTIONAL MASTER PLAN AMENDMENT:
Consideration of a proposal to amend the Planning Code (Zoning Ordinance) by amending Section 304.5 to allow an abbreviated institutional master plan (IMP) rather than a full IMP in cases where an institution plans to occupy less than one acre and doesn't anticipate any future expansion to a site greater than one acre. Currently, the Code allows an abbreviated IMP only for institutions occupying less than one acre in 1978 and planning no expansion.
16. 97.156K (IONIN)
1600 SCOTT STREET, east side between Sutter and Post Streets; Lots 15, 18, 19, 22, 29A, 29B, 38, & 40 in Assessor's Block 681 - Request for Determination of Significance of Shadow Impact of the Scott Street Senior Housing Complex. The project includes an environmental review, conditional use, amendments to the Zoning Map and Planning Code Text, and creation of a Special Use District.
(Continued from Regular Meeting of October 9, 1997)
17. 97.206E (WONG)
1438 HARRISON STREET, 15-Unit Live/Work: Northside at 11th Street, Lot 19 in Assessor's Block 3520. Appeal of Preliminary Negative Declaration. The proposal is to construct 15 live/work units in one building at 1438 Harrison Street. The project site is an unsurfaced vacant lot currently used for vehicle parking. The existing 5,000 square-foot lot would contain a new 55-foot high structure consisting of four stories including two mezzanine levels. The ground floor level would contain a 10-space parking garage with access from Harrison Street. The proposed project is located in an SLR (Service/Light Industrial/Residential) Zoning District.
(Continued from Regular Meeting of September 25, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 3:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 3:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 3:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

18. 97.556D (WASHINGTON)
545-547 WISCONSIN STREET, Lot 023 in Assessor's Block 4069 - Request for Discretionary Review of Building Permit Application No. 9710989, proposing to construct a 4th level master bedroom suite, and open deck on an existing 2-unit building, in an RH-2 (House, Two Family) District.
(Continued from Regular Meeting of September 18, 1997)
NOTE: On 9/18/97, following testimony, the Commission closed public hearing

and continued this matter to 10/16/97 by a vote 4-0 with commissioners Joe absent and commissioner Chinchilla excused.

19. 97.659D (BEATTY)
2019 LAKE STREET, south side between 21st and 22nd Avenue, Lot 040 in Assessor's Block 1381 - Discretionary Review of Building Permit Application No. 9713601, proposing the merger of three existing dwelling units into a single family dwelling in an RH-2 (House, Two Family) District.

**ROOM 404,
BOARD OF SUPERVISOR'S CHAMBER
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
5:00 P.M.**

REGULAR CALENDAR:

20. 97.146C (ZWIERZYCKI)
STONESTOWN GALLERIA SHOPPING CENTER, Lots 21 and 22 in Assessor's Block 7295 and Lots 5 through 10 in Assessor's Block 7296, bounded by Buckingham Way to south and southwest, the intersection of Buckingham Way and Winston Drive to the west, 19th Avenue (Hwy 1) to the east, and parallel to Eucalyptus Drive to the north.-- Request for Conditional Use authorization under Section 178(c) of the Planning Code to amend the previously authorized Conditional Use/ Planned Unit Development (Case No. 83.98C/ Motion No. 10774), by demolishing an existing 12,901 sq. ft. cinema (2 screens and 904 seats); constructing a new 85,000 sq. ft. multiplex cinema (16 screens and 4,500 seats) and 34,000 sq. ft. retail store; replacing an approved (but never constructed) 1,040-stall parking structure with a 900-stall parking structure; expanding the basement of an existing retail store (presently occupied by Good Guy's) by 12,000 sq. ft.; redesigning and providing additional loading areas; and installing traffic signals at the intersections of Winston Drive/ Buckingham Way, 20th Avenue/ Winston Drive; and 20th Avenue/Buckingham Way, within the C-2 Community Business District, and 65-D Height and Bulk District. This proposal would require an exception from Planning Code standards on bulk.
(Continued from Regular Meeting of September 25, 1997)

Adjournment:

971016

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
OCTOBER 23, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

OCT 20 1997
SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Anita Theoharis

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

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NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.213C (PEPPER)
1900 19TH AVENUE (ALSO KNOWN AS 1199 ORTEGA STREET), southeast corner at Ortega Street; Lot 28 in Assessor's Block 2116: -- Request for Conditional Use authorization under Section 710.83 of the Planning Code to install six antennas, one microwave dish, and three equipment cabinets on the roof of the existing U. S. Post Office building as part of a wireless communication network in an NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District. The antennas, dish, and equipment cabinets are part of a wireless transmission network operated by PageNet. The existing building is approximately 45 feet in height. The antennas measure approximately eight feet high by three inches in diameter. The tops of the antennas would be approximately 56 feet above sidewalk grade. The microwave dish is approximately four feet in diameter and the top of the dish would be approximately 49 feet above grade. The equipment cabinets measure four feet high by four feet wide by two feet deep and would be on the roof.
(Continued from Regular Meeting of August 21, 1997)
(Proposed for Continuance to January 23, 1998)
2. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of September 4, 1997)
NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.
(Proposed for Continuance to November 20, 1997)
3. 97.214C (OMOKARO)
1 TAPIA DRIVE, north west corner of 19th and Holloway Avenues; Lot 005, Assessor's Block 7299 -- Request for conditional use authorization under Section 234.2(a) of the Planning Code to install a total of 3 antennas on the

penthouse and one base transceiver station located inside the penthouse as part of wireless communication network in a P (Public Use) District, in the Lakeshore Neighborhood and 40-X Height and Bulk Districts.

(Continued from Regular Meeting August 21, 1997)

(Proposed for Continuance to January 23, 1998)

B. PUBLIC COMMENT

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C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

4. DIRECTOR'S ANNOUNCEMENTS

5. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

6. 97.636C (ZWIERZYCKI)

2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

7. 97.595C (KOMETANI)

470 GREEN STREET, north side between Grant and Kearny; Lot 19 in Assessors Block 115: Request for Conditional Use authorization under Section 722.41 of the Planning Code to allow the service of liquor at an existing full service restaurant in the North Beach Neighborhood Commercial District.

8. 97.596C (LI)
308 COLUMBUS AVENUE, east side between Fresno Street and Broadway;
Lot 13 in Assessor's Block 145: -- Request for Conditional Use authorization
under Section 714.27 of the Planning Code to extend the hours of operation
for a small self-service restaurant in the Broadway Neighborhood Commercial
District and a 65-A Height and Bulk District.
9. 97.426C (OMOKARO)
2541 SAN BRUNO AVENUE, Lot 32 in Assessor's Block 5438; eastside
between Felton and Burrows Streets -- Request for Conditional Use
Authorization to remove one off-street parking space as allowed by Planning
Code Section 161(j), in an NC-2 (Small-Scale Neighborhood Commercial)
Zoning District with a 40-X Height and Bulk Designation.
(Continued from Regular Meeting of October 9, 1997)
10. (BAUMAN)
CIVIC CENTER HISTORIC DISTRICT IMPROVEMENT PROJECT.
Informational presentation. The Planning Department is working with an
interdepartmental team led by the Department of Public Works to develop a
plan for the improvement of the public spaces in the Civic Center. The plan
aims to complement the ongoing building upgrades by renovating Civic Center
Plaza in the spirit of the original 1912 design, by improving the Fulton Street
Mall, by developing a street scape plan for the district, and by developing
programming and public outreach programs.
11. 97.228E (PARKER)
2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot
32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration.
Proposed project would construct two 40-foot high, three-story buildings that
would each contain 16 live/work units and 16 off-street parking spaces at
2501 Harrison Street. The existing building on the approximately 18,750
square foot site would be demolished. The proposed project is located in an
C-M (Heavy Commercial) Zoning District.
(Continued from Regular Meeting of September 11, 1997)
12. 97.436C (LINDSAY)
400 BEALE STREET, southwest corner of Beale and Harrison Streets,
Assessor's Block 3766, Lot 5. Request for Conditional Use Authorization
under Section 253 of the Planning Code to allow a structure over 40 feet in
height on the RC-4 portion of the site, under Section 249.1(b)(1)(C) of the
Code to allow 100 percent site coverage on the sloping site, under Section
215 of the Code to allow dwelling units on the M-1 portion of the site and
under Section 271 of the Code to allow exceptions to the bulk limits in the "R"

Bulk District. The applicant also requests approval of the project as a Planned Unit Development under Section 304 of the Planning Code to allow exceptions to density and Floor Area Ratio (FAR) limits in the M-1 portion of the site, to reduce the setback along Harrison Street above 50 feet and to allow parking within 25 feet of the Beale Street frontage on the second floor in the RC-4 portion of the site. The site, which is within the Rincon Hill Special Use District and adjacent to a Bay Bridge anchorage, is in two zoning districts, two subdistricts of the Special Use District and two height and bulk districts. The northerly portion of the site is within an RC-4 (Residential-Commercial Combined - High Density) District, the Rincon Hill Residential Subdistrict and a 200-R Height and Bulk District. The southerly portion of the site is within an M-1 (Light Industrial) District, the Rincon Hill Commercial/ Industrial Subdistrict and an 84-X Height and Bulk District. The proposal is to develop the site with up to 245 dwelling units, up to 248 parking spaces and approximately 2,500 square feet of ground floor retail use.

13. 97.156T (BILLOVITS)
1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Planning Code to add Section 249.20 creating the Scott Street Senior Housing Special Use District, allowing the following exceptions from Code requirements upon approval as a Conditional Use by the Planning Commission: residential density bonus of up to 34 additional senior dwelling units with limited cooking facilities, relocation of residential density, modifications or exceptions to requirements for front setback, rear yard depth, useable open space, dwelling unit exposure, off-street parking, off-street loading, height limits on elevator penthouses, and use limitations to allow office uses in the RH-3 District.
14. 97.156T
1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Planning Code to add Section 263.15 to create special height and bulk controls for the Scott Street Senior Housing Special Use District, allowing exceptions to the 50-X and 65-A Height and Bulk District standards up to a maximum of the 70-J Height and Bulk District standards, upon approval of a Conditional Use Authorization by the Planning Commission.
15. 97.156Z (BILLOVITS)
1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Zoning Map to create and delineate the Scott

Street Senior Housing Special Use District to include the above properties.

16. 97.156Z (BILLOVITS)
1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 - Amendment to the Zoning Map to change the Height and Bulk District classifications for Lots 15, 18, 19, 22 and 40 from 65-A to 65A-70J, and for Lots 29A, 29B and 38 from 50-X to 50X-70J.
17. 97.156C (BILLOVITS)
1600-1608 SCOTT STREET, 2158-2180 POST STREET, 2251-2267 SUTTER STREET; Lots 15, 18, 19, 22, 29A, 29B, 38 and 40 in Assessor's Block 681 -- Request for a Conditional Use Authorization to demolish a four-unit residential building at 2180 Post Street and construct an assisted living senior housing complex in a seven story building containing 118 dwelling units, 37 rooms of residential care housing, approximately 27,200 square-feet of office space and about 72 parking spaces in an NC-3 (Moderate-Scale Neighborhood Commercial) District, an RH-3 (Residential House, Three-Family) District, the proposed Scott Street Senior Housing Special Use District and the proposed 50X-70J and 65A-70J Height and Bulk Districts, per Code Sections 121.1, 121.2, 209.1(h), 253, 712.39 and proposed Sections 249.20 and 263.15. Conditional Use approval is required for lot size, non-residential use size and residential demolition in the NC-3 District, a base residential density of one dwelling unit per 1,000 square-feet of lot area in an RH-3 District, and the exceptions provided for in the proposed Scott Street Senior Housing Special Use District listed above.

3:30 P.M.

18. (MONTAÑA)
MISSION BAY SOUTH PRELIMINARY PLAN, proposal for Adoption for an approximately 238 acre land area generally bounded by Channel Street to the north, Terry Francois Boulevard to the east, Mariposa Street to the south and Seventh/Pennsylvania Streets to the west and containing all or portions of Assessor's Blocks 3809, 3810, 3813, 3819, 3832, 3835, 3827, 3838, 3839, 3840, 3841, 3849, 3850, 3851, 3852, 3853, 3880, 3892, 3940, 3942, 3943, 3944, 3948, and 3992.

The Commission will review of findings of consistency with the General Plan and will consider adoption of a Preliminary Plan for a Mission Bay South Redevelopment Project Area which would encourage development of residential uses including both market rate and low-income affordable housing; retail uses including neighborhood-serving and general retail space;

commercial and industrial uses including medical research laboratories, business services, industrial and wholesale activities and professional office uses; a 500 room hotel; a post-secondary educational institution for the University of California at San Francisco (UCSF); active and passive open space and recreational facilities; a transportation network accommodating parking and pathways for automobiles, trucks, transit, pedestrians and bicycles; community facilities; and public and private infrastructure. The Preliminary Plan describes generalized land uses, density of uses, the layout of principal streets, the purposes/objectives of establishing a Redevelopment Project Area therein, a general discussion of impacts, and how the plan would conform to the City's General Plan.

Please note that on December 12, 1996, by Resolution No.14255, the Planning Commission adopted a Preliminary Plan for Mission Bay North. Subsequent to the adoption of a Mission Bay South Preliminary Plan by the Planning Commission, a Draft Environmental Impact Report (DEIR) is expected to be published in January 1998 which would analyze potential environmental impacts of both the proposed Mission Bay North and South Redevelopment Plans. For further information, please contact planner Susana Montaña at (415) 558-6313.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

19. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of August 21, 1997)
20. 97.318D (ANDRADE)
1114 FOLSOM STREET, lot 13, in Assessor's Block 3730 - Request for Discretionary Review of Building Permit Application No. 9712263 - project is to convert existing building to 15 live/work units with off-street parking for 15 cars. A new top floor will be added.

21. 97.639D

(BAÑALES)

10 RENO PLACE, Lot 034 in Assessor's Block 0133, Request for Discretionary Review of Building Permit Application No.9710678 - proposing to expand the existing third (upper) floor by six feet to match the front building wall, and to add a roof deck and stair penthouse on the roof in an RM-1 (Residential, Mixed, Low Density)

Adjournment:

971023

CORRECTION

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
OCTOBER 23, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

Final Copy 1st Postcard 10/20/97
DOCUMENTS DEPT.

OCT 22 1997

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ROSTER: Hector Chinchilla - Vice-President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry
Martin, Beverly Mills, Anita Theoharis

B. ITEMS TO BE CONTINUED

4. 97.205E (KALAHAR)
599 THIRD STREET, New construction of a 24 unit live/work building on Third Street, between Brannan Street and Varney Place. The 9,680 square foot site is currently vacant and utilized as a parking lot. The proposed project, located on Assessor's Block 3775, lot 23, would construct a three-story, 45' tall live/work building with parking for 12 vehicles. The site is now paved with no permanent or semi-permanent structures. The surrounding area consists of service, light industrial, live/work and commercial land uses. The site is within the SLI (Service/Light Industrial) zoning district, and the 40-X height-bulk district.
(Proposed for Continuance to December 11, 1997)

Adjournment



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

DOCUMENTS DEPT.

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NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
OCTOBER 30, 1997

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, October 30, 1997, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, November 6, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
COMMISSIONER	ANITA THEOHARIS
GERALD GREEN, DIRECTOR OF PLANNING	
ROBERT PASSMORE, ZONING ADMINISTRATOR	
LINDA AVERY, COMMISSION SECRETARY	

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NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
NOVEMBER 6, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

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NOV 03 1997

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PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Anita Theoharis

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

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2:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.310C (MILLER)
1827 SILLIMAN STREET, south side between Valmar Terrace and Madison Street; Lot 41 in Assessor's Block 5943-- Request for authorization of a CONDITIONAL USE to permit EXPANSION OF AN EXISTING RESIDENTIAL CARE FACILITY from 18 to 24 residents in an RH-1 (House, One-Family) District.
(Proposed for Continuance to November 13, 1997)
2. 97.513C (MILLER)
3579 FOLSOM STREET, (aka 495 Chapman Avenue), southeast corner at Chapman Avenue; Lot 42 in Assessor's Block 5627-- Request for authorization of a CONDITIONAL USE to create one lot with a width of FEWER THAN 25 FEET in an RH-1 (House, One-Family) District.
(Proposed for Continuance to November 13, 1997)
3. 97.360A (GORDON)
290 UNION STREET, The James McEvoy House, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f) and reconstruction of a Contributory Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, within the Telegraph Hill Historic District, is zoned RH-3 (Residential-House, Three-Family) District and is in an 40-X Height and Bulk District.
(Continued from Regular Meeting of August 28, 1997)
(Proposed for Continuance to December 4, 1997)
4. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing

building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.

(Continued from Regular Meeting of September 25, 1997)

(Proposed for Continuance to November 20, 1997)

5. 97.496E (BLOMGREN)
1025 - 17TH STREET, south side mid-block between Pennsylvania Avenue and Mississippi Street, Lot 14 Block 3987 - Appeal of a Preliminary Negative Declaration. The proposed project would construct a 4-story, 50 foot high building that would contain 10 live/work units and 10 off-street parking spaces at 1025 - 17th Street. The existing 3,946 square foot site is currently vacant. The proposed project is located in an (M-2) (Heavy Industrial) Zoning District.
(Proposed for Continuance to December 11, 1997)
6. 97.329C (OMOKARO)
1200 GOUGH STREET, southeast corner of Geary Boulevard; Lot 171 and 35 in Assessor's Block 713 -- Request for Conditional Use authorization under Section 303 of the Planning Code to install a total of 12 panel antennas on the existing mechanical penthouse and an equipment shelter inside the existing penthouse as part of a wireless communications network in an RM-4 (Residential, Mixed Districts, High Density) District and a 240-E Height and Bulk District.
WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

7. Consideration of Adoption: Draft minutes from 10/9/97, 10/16/97, 10/23/97

D. DIRECTOR'S REPORT8. Status Report on 500 Divisadero9. Department Work Program10. DIRECTOR'S ANNOUNCEMENTS11. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS &
BOARD OF SUPERVISORS (PASSMORE)E. REGULAR CALENDAR

13. 97.292C (BEATTY)
1650 BALBOA STREET (aka 594 18TH AVENUE), Lot 25 in Assessor's Block 1560, northeast corner of Balboa Street and 18th Avenue -- Request for Conditional Use authorization under Planning Code Section 710.44 for a change of use from a Retail Coffee Store to a Small Self-Service Restaurant in an NC-1 (Neighborhood Commercial, Cluster) District and a 40-X Height and Bulk District.

14. 97.531C (LIGHT)
1940 MCALLISTER STREET, north side of street between Lyon and Central Streets; Lot 11 in Assessor's Block 1159: -- Request for Conditional Use authorization per Section 209.9(f) of the Planning Code to allow a live/work unit to replace the existing non-conforming commercial use in an existing residential and commercial building in an RM-1 Residential Mixed, Low Density District and a 40-X Height and Bulk District.

15a. 97.576CV (LIGHT)
7777 GEARY BOULEVARD, southeast corner at 42nd Avenue; Lot 61 in Assessor's Block 1503: -- Request for Conditional Use authorization to allow the expansion of an existing religious institution (Chinese Seventh Day Adventist Church) in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. Expansion is to provide space for community gathering facility, religious education, accessory office, and handicap toilets and ramps.

15b. 97.576CV (LIGHT)
7777 GEARY BOULEVARD, southeast corner at 42nd Avenue, Lot 61 in Assessor's Block 1503 in an RM-1 (Residential, Mixed, Low Density) District and a 40-X Height and Bulk District. REAR YARD VARIANCE SOUGHT: Subject to Conditional Use Authorization by the Planning Commission, the

proposal is to expand an existing religious institution (Chinese Seventh Day Adventist Church). Expansion is to provide space for community gathering facility, religious education, accessory office, and handicap toilets and ramps. The existing church building is an existing legal non-conformity because part of the building lies within the required rear yard. A rear yard variance is required because part of the addition is a second floor expansion to a part of the church that already extends into the required rear yard.

16. 97.683C (PEPPER)
4141 GEARY BOULEVARD, south side between 5th and 6th Avenues; Lot 003 in Assessor's Block 1539: -- Request for Conditional Use authorization under Sections 712.83 and 209.6(b) of the Planning Code to install three antennas and one equipment cabinet on the roof of the existing building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and RM-1 (Residential, Mixed, Low Density) District and an 80-E Height and Bulk District.
17. 97.697C (PEPPER)
2155 WEBSTER STREET, northwest corner at Sacramento Street; Lots 034, 037, and 038 in Assessor's Block 629: -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install three antennas and one equipment cabinet on the roof of the existing building as part of a wireless communication network in an RM-1 (Residential, Mixed, Low Density) District and a 160-F Height and Bulk District.
18. 97.072D (GORDON)
2298 UNION STREET, north east corner with Steiner Street, Lot 021 in Assessor's Block 0534 - Six month status report regarding the approval of Building Permit Application No.9703103 which allowed interior and exterior alterations to an existing large fast-food restaurant as defined by Planning Code Section 790.90 in the Union Street Neighborhood Commercial Zoning District. On March 6, 1997 the Planning Commission approved the continuation of the existing nonconforming use (d.b.a. Rose Café) with conditions proposed by the neighborhood and the project sponsor, contingent on Commission review of these conditions at the first Planning Commission hearing in November of 1997.
19. 97.238C (GLASNER)
725 FLORIDA STREET,. Appeal of a Preliminary Negative Declaration. The proposal is to construct a 28-unit, 50 foot tall live/work structure with 27 parking spaces below grade at 725-727 Florida Street (Block 4081, lot 11B and a part of lot 18). A portion of the rear of the adjacent lot 18, to the south of lot 11B, would be acquired and incorporated into lot 11B for a total of

11,190 square feet of lot area. That added portion of the site (1,590 square feet) would be used to contribute rooftop open space and 360 square feet of ground level open space. The project would require demolition of approximately 2,600 square feet of workshop, office and sheds.

SPECIAL DISCRETIONARY REVIEW HEARING

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20. 97.238D (BAÑALES)
725 FLORIDA STREET, Discretionary Review on Building Permit No.9704048S to construct 18 live/work unit. The project has been modified from the original proposal in the Preliminary Negative Declaration. The Discretionary Review has been filed by the Project Sponsor.
21. 97.487D (GORDON)
1269 LOMBARD STREET, Building Permit Application Nos. 9710402 and 9711296, Case No. 97.487D, for the property at 1269 Lombard Street, Lot 23 in Assessor's Block 501, proposing to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 16, 1997)
22. 97.556D (WASHINGTON)
545-547 WISCONSIN STREET, Lot 023 in Assessor's Block 4069 - Request for Discretionary Review of Building Permit Application No. 9710989, proposing to construct a 4th level master bedroom suite, and open deck on an existing 2-unit building, in an RH-2 (House, Two Family) District.
(Continued from Regular Meeting of October 16, 1997)
NOTE: On 9/18/97, following testimony, the Commission closed public hearing and continued this matter to 10/16/97 by a vote 4-0 with commissioners Joe absent and commissioner Chinchilla excused.
23. 97.620D (PUTRA)
1334 MASONIC AVENUE, east side between Waller and Frederick Streets; Lot 36 in Assessor's Block 1256. Request for Discretionary Review of Building Permit Application No. 9704152 for extending (e) garage 1'-6" to the front and enlarging (e) garage door width from 7'-0" to 8'-0". The proposal is

also for legalization of 13'-0" driveway pavement and elimination of previous concrete planter boxes, and for converting curb cut opening of 10'-6" back to 7'-0" of the existing two-story over garage, Single-Family House in an RH-3 (House, Three Family) District.

24. 97.633D (FALLAY)
3921 25TH AVENUE, south side between Sanchez and Noe Streets. Lot 44 in Assessor's Block 6549. Request for Discretionary Review of Building Permit Application No. 9712278 proposing to construct a third-story and a second dwelling unit to the existing two-story, single-family dwelling.

Adjournment:

971106

ADDENDUM

NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
NOVEMBER 6, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:30 P.M.

DOCUMENTS DEPT.

NOV 03 1997

SAN FRANCISCO
PUBLIC LIBRARY

A. REGULAR CALENDAR

90.580C

(LINDSAY)

417 STOCKTON STREET, west side between Bush and Sutter Streets, Assessor's Block 285, Lot 4. Amendments to Findings of Motion No. 14466 reflecting testimony given at October 16, 1997 public hearing on subject proposal, which was a request for Conditional Use Authorization under Planning Code Section 212(e) for conversion of seventy-four (74) residential hotel rooms (group housing) to nonresidential use (tourist hotel rooms) above the ground floor in a C-3-R (Commercial, Downtwon: Retail) District and a 80-130F Height and Bulk District.

55
14
1/13/97
2

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
NOVEMBER 13, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

NOV 10 1997

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Anita Theoharis

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at 554-6083.

Attention: *Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Admin Code §16.520 - 16.534] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 1390 Market Street #701, San Francisco, CA 94102, telephone (415) 554-9510, fax (415) 703-0121 and web site <http://www.ci.sf.ca.us/ethics/>.*

1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027
in Assessor's Block 0563 - Request for Discretionary Review of Building
Permit Application No. 9709611S, proposing to construct a deck of
approximately 105 sq. ft. above an existing deck located at the rear of the
building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of October 9, 1997)
(Proposed for Continuance to December 11, 1997)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

2. Consideration of Adoption: Draft minutes from 10/9/97, 10/16/97, 10/23/97 and 11/6/97.

D. DIRECTOR'S REPORT

3. Status Report on 500 Divisadero
 - Staff to provide originals permit application document.
 - Compliance of Burger King Restaurant with Conditions of Approval for a Large Fast Food Restaurant including 700 gross sq. ft. limitation.

4. Department Work Program

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

7. Resolution delegating responsibility to the Environmental Review Officer for taking testimony at up to three Draft EIS/EIR hearings to be held at different locations in the City during the coming months.
8. 89.589BXHE (BADINER)
300 HOWARD STREET/199 FREMONT STREET, southern quarter of the block bounded by Howard, Fremont, Mission and Beale Streets, Assessor's Block 3719, Lots 5, 6, 7, 8 and 9, C-3-O(SD) (Downtown Office, Special Development District) and a 350-S Height and Bulk District -- Informational hearing on refinement to the original design pursuant to a 1991 Annual Limit approval for a 347 foot tall, 27 story building with a 28th floor of mechanical. The original building contained 382,582 gsf of office space, approximately 13, 152 gsf of retail space and up to 27,055 sq. Ft. of parking, which could accommodate approximately 120 vehicles with tandem operation. The project also created an open space and preserved the Category III Marine Electric Building, located at 342 Howard Street. The proposed design modifications would not change the amount of square footage in the building, but would reduce the height of the building to 23 stories and 2923 feet in height. No exceptions from the Planning Code are required and the art and open space components of the building remain the same. This project is proposed to modified pursuant to the Director of Planning's May 15, 1997 Memorandum allowing modifications to approved Annual Limit projects.
9. (MONTAÑA)
BERNAL HEIGHTS REPORT - Informational presentation on the status of the Capital Improvement Project for sidewalks and infrastructures in the Bernal Height.
- 10a. 97.376CV (PUTRA)
1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square foot, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of September 18, 1997)
Note: On 9/18/97, following testimony the Commission closed public hearing and continued this matter to 11/13/97.
Note: Revised plans were submitted on 11/3/97.

- 10b. 97.376CV (PUTRA)
1227 - 32ND AVENUE, east side between Lincoln Way and Irving Street; lot 06 in Assessor's Block 1718 in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District. OFF STREET PARKING VARIANCE SOUGHT: Subject to Conditional Use authorization by the Planning Commission, the proposal is to demolish the existing one-story single-family house and replace it with a new, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds.
(Continued from Regular Meeting of September 18, 1997)
Note: On 9/18/97, following testimony the Commission closed public hearing and continued this matter to 11/13/97.
Note: Revised plans were submitted on 11/3/97.
11. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy.
(Continued from Regular Meeting of October 9, 1997)
NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97, 10/9/97, 11/13/97.
12. 97.636C (ZWIERZYCKI)
2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of October 23, 1997)
13. 97.310C (MILLER)
1827 SILLIMAN STREET, south side between Valmar Terrace and Madison Street; Lot 41 in Assessor's Block 5943-- Request for authorization of a CONDITIONAL USE to permit EXPANSION OF AN EXISTING RESIDENTIAL

CARE FACILITY from 18 to 24 residents in an RH-1 (House, One-Family) District.

(Continued from Regular Meeting of October 23, 1997)

14. 97.513C (MILLER)
3579 FOLSOM STREET, (aka 495 Chapman Avenue), southeast corner at Chapman Avenue; Lot 42 in Assessor's Block 5627-- Request for authorization of a **CONDITIONAL USE** to create one lot with a width of **FEWER THAN 25 FEET** in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of October 23, 1997)
- 15a. 97.614CV (ANDRADE)
741 VALLEJO STREET; Lots 23 and 25 in Assessor's Block 147; South side between Powell and Stockton Streets - Request for Conditional Use Authorization per Planning Code Sections 722.11, 722.21 and 722.56, in order to replace an existing parking garage and surface parking lot with a newly constructed, four-level parking garage with spaces for 220 cars, in the North Beach Neighborhood Commercial District and 40-X Height and Bulk District. The Zoning Administrator will conduct a joint hearing on a request for a Variance from the rear yard open space requirements.
- 15b. 97.614CV (ANDRADE)
741 VALLEJO STREET; Lots 23 and 25 in Assessor's Block 147; South side between Powell and Stockton Streets **REAR YARD VARIANCE SOUGHT**: The proposal will require a Variance from Planning Code Section 722.12 in order to build within the rear 25 percent of these lots.
16. 97.616C (GORDON)
983-985 VALENCIA STREET, east side between 20th and 21st Streets, Lot 27 in Assessor's Block 3609 -- Request for a Conditional Use Authorization to allow an outdoor seating area (defined by Section 790.70 of the Planning Code as an outdoor activity area) at the rear of an existing building for use by two separate ground floor commercial tenants, as required by Planning Code Section 726.24 in the Valencia Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.
17. 97.618C (FALLAY)
290 SANCHEZ STREET, northwest corner of 16th Street, Lot 008 in Assessor's Block 3559 -- Request for Conditional Use authorization to convert an existing Bar as defined by Planning Code Section 790.22 to a full-service restaurant as defined by Planning Code Section 790.92 in the Upper Market Neighborhood Commercial District and 40-X Height and Bulk District, pursuant to Planning Code Sections 721.42 and 178.

18. 97.228E (PARKER)
2501 HARRISON STREET, southeast corner of Harrison and 21st Street, Lot 32 in Assessor's Block 4147 -- Appeal of a Preliminary Negative Declaration. Proposed project would construct two 40-foot high, three-story buildings that would each contain 16 live/work units and 16 off-street parking spaces at 2501 Harrison Street. The existing building on the approximately 18,750 square foot site would be demolished. The proposed project is located in an C-M (Heavy Commercial) Zoning District.
(Continued from Regular Meeting of September 25, 1997)

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

19. 97.238DD (BAÑALES)
725 FLORIDA STREET, Discretionary Review on Building Permit No.9704048S to construct 18 live/work unit. The project has been modified from the original proposal in the Preliminary Negative Declaration. The Discretionary Review has been filed by the Project Sponsor.
(Continued from Regular Meeting of November 6, 1997)
Note: On 11/6/97 following testimony the Commission closed public hearing and entertained a motion to approve this project as proposed. The resulting was vote +3 -3 with Commissioner Chinchilla absent. The motion failed to carry. Matter continued for one week to be considered by the absent Commission.
20. 97.228D (OMOKARO)
2501 HARRISON STREET (2875 - 21ST STREET), east side between 21st and 22nd Streets, Lot 032 in Assessor's Block 4147 - Request for Discretionary Review of Building Permit Application Nos. 9713825S, 9713826S, and 9717476, proposing to demolish the existing 1-story vacant building and construct two 3-story, 40-foot-high buildings containing 16 live/work lofts each in an C-M (Heavy Commercial) District.
(Continued from Regular Meeting of September 25, 1997)
21. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro

Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.

22. 97.715D (WASHINGTON)
489 DOUGLASS STREET, Discretionary Review of Building Permit No. 9712445 proposing to reconstruct the front stairway, remodel the interior, and construct an addition to the rear of an existing two unit building in an RH-2 (House, Two-Family) District.
23. 97.731D/DD (LIGHT)
148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.
24. 97.564D (OMOKARO)
451 DAY STREET, Discretionary Review on Building Permit No. 9711707, 9711708 and 9711709 proposing to demolish the existing one-story house and garage, and construct a 31-foot high, two story over garage building containing one dwelling unit, in an RH-1 (Residential, House, One-Family) Zoning District.
25. 97.562D (LIGHT)
737 - 6TH AVENUE, Discretionary Review on Building Permit No. 9711276 and 9711277 proposing to demolish existing structure and new construction of a 3-story over garage, 3-story residential unit building.

Adjournment:

971113

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING
THURSDAY

NOVEMBER 20, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

DOCUMENTS DEPT.

NOV 18 1997

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.358C (ANDRADE)
105 MILES STREET; southwest corner of Miles and California Streets; Lot 54 in Assessor's Block 243: Request for Conditional Use Authorization to add approximately 6,154 square feet of floor area to an existing recreational facility presently containing approximately 7,794 square feet, per Section 238 of the Planning Code, in an RM-4 (Residential, Mixed, High Density) District and in the Nob Hill Special Use District.
(Continued from Regular Meeting of October 9, 1997)
(Proposed for Continuance to January 15, 1998)
2. 97.532C (ANDRADE)
54 HARRIET STREET, Lot 103 in Assessors's Block 3731; west side between Folsom and Howard Streets - Request for Conditional Use Authorization to demolish and replace an existing building having two dwelling units with a new building having four, live/work units, per Planning Code Section 803.5(b), in the Residential Enclave District (RED) and 40-X Height and Bulk District.
(Proposed for Continuance to January 15, 1998)
3. 97.658C (HING)
1050 KIRKHAM STREET, northeast corner at 15th Avenue, Lot 07 in Assessor's Block 1839. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (Motion No. 13750) to establish a child care facility in an RH-2 (Residential, House, Two-Family) District. The proposal is to increase the number of children served to a maximum of 30 children from the present number of 20 children, under a new operator. The proposed hours of operation will be 7:00 a.m. to 7:00 p.m. The hours of outdoor play would be between 10:00 a.m. and 6:00 p.m. Pick-up and drop-off of children would not be limited to the three-car garage for the property. The seven feet fence on lot lines abutting the outdoor play areas would be reduced to six feet on the north lot line to provide sunlight to the abutting property owners.
(Proposed for Continuance to December 4, 1997)
4. 97.748C (LI)
201 SPEAR STREET, southeast corner at Howard Street; Lot 32 in Assessor's Block 3741: -- Request for Conditional Use authorization under Section 227(i) of the

Planning Code to install three panel antennas and a base transceiver station on the roof of the existing 238-foot-high office building as part of a wireless communications network in a C-3-O(SD) (Downtown Office Special Development) District and a 200-S Height and Bulk District.

WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

5. Consideration of Adoption: Draft minutes 11/6/97.

D. DIRECTOR'S REPORT

6. DIRECTOR'S ANNOUNCEMENTS

7. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION - PUBLIC HEARING CLOSED

8. 97.376QV (PUTRA)
1227 - 32ND AVENUE, west side between Lincoln Avenue and Irving Street, Lot 06 in Assessor's Block 1718: Request for Conditional Use authorization to demolish the existing one-story single-family house and replace it with a new, approximately 3,300 square foot, two-story Residential Care Facility for the elderly - non ambulatory for 12 beds per Section 209.3(c) of the Planning Code, in an RH-1(D) (House, Single-Family Detached) District and a 40-X Height and Bulk District.

(Continued from Regular Meeting of November 13, 1997)

Note: On November 13, 1997, following testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +5 -0. Commissioner Theoharis was excused and Commissioner Martin was absent.

9. 97.513C (MILLER)
3579 FOLSOM STREET, (aka 495 Chapman Avenue), southeast corner at Chapman Avenue; Lot 42 in Assessor's Block 5627-- Request for authorization of a **CONDITIONAL USE** to create one lot with a width of **FEWER THAN 25 FEET** in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 13, 1997)
Note: On November 13, 1997, following testimony the Commission closed public hearing and passed a motion of intent to disapprove by a vote of +6 -0. Commissioner Martin was absent.

F. REGULAR CALENDAR

10. (NIXON)
OFFICE DEVELOPMENT LIMITATION PROGRAM -- Public hearing on the Rules and Regulations of the Office Development Limitation Program and a schedule for evaluation of office development projects in the 1997-1998 approval period.
11. 92.711C (PASSMORE)
3632-36 SACRAMENTO STREET, Lot 9 in Assessor's Block 1011 in the Sacramento Street Neighborhood Commercial District -- To consider revoking the Conditional Use Authorization that allowed expansion of a full service restaurant (currently the Tuba Garden Restaurant). Revocation or other appropriate action is being considered to ensure compliance with conditions of approval of Motion No. 13739 including but not limited to returning six dwelling units at the Southwest corner of Sacramento and Locust Streets (3605-07 Sacramento Street, 405-07 Locust Street and 419-21 Locust Street) to residential occupancy from unauthorized, illegal commercial occupancy.
(Continued from Regular Meeting of November 13, 1997)
NOTE: On 7/10/97, following testimony, the Commission closed public hearing and continued this matter for a report from the Zoning Administrator at which meeting the matter was continued for further report on 9/18/97, 10/9/97, 11/13/97.
12. 97.360A (GORDON)
290 UNION STREET, The James McEvoy House, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f) and reconstruction of a Contributory Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, within the Telegraph Hill Historic District, is zoned RH-3 (Residential-House, Three-Family) District and is in an 40-X Height and Bulk District.

(Continued from Regular Meeting of November 6, 1997)

13. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.
(Continued from Regular Meeting of November 6, 1997)
14. 97.579C (KOMETANI)
1415 HOWARD STREET, southside between 10th Street and 11th Street; Lot 34 in Assessors Block 3517: Request for Conditional Use authorization under Section 816.15 of the Planning Code to increase the density of an existing Group Housing facility from nine (9) to ten (10) bedrooms in a S.L.R. (Service/Light Industrial/Residential) Mixed Use District with a 50-X height and bulk designation
15. 97.654C (WASHINGTON)
1305 CASTRO STREET Lot 015 in Assessor's Block 6507, bounded by 24th Street to the north, and Jersey Street to the south. - Request for a Conditional Use authorization under Section 186.1. c(3)(A) of the Planning Code relating to changes in for non-conforming uses in Neighborhood Commercial districts. This allows any use described in zoning category 728.43, (Large Fast Food Restaurant) as defined in Sections 790.22, 790.92, 790.90 and 790.91, respectively, to be changed to another use described in zoning category 728.42, (Full-Service restaurant) even though such other use is not permitted in the Neighborhood Commercial District. This property is located within the 24th Street-Noe Valley Neighborhood Commercial District.
16. 97.761C (LINDSAY)
400 BEALE STREET, southwest corner of Beale and Harrison Streets, Lot 5 in Assessor's Block 3766 -- Request for modification of previously-approved Conditional Use Authorization (Case No. 97.436C) for development of up to 245 dwelling units, up to 248 parking spaces and approximately 2,500 square

feet of ground floor retail use on a site, the southerly portion of which is within an M-1 (Light Industrial) District, the Commercial/Industrial Subdistrict of the Rincon Hill Special Use District and an 84-X Height and Bulk District, the northerly portion of which is in an RC-4 (Residential-Commercial Combined - High Density) District, the Residential Subdistrict of the Rincon Hill Special Use District and a 200-R Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:30 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:30 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:30 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

17. 97.238DD (BAÑALES)
725 FLORIDA STREET, Discretionary Review on Building Permit No. 9704048S to construct 18 live/work unit. The project has been modified from the original proposal in the Preliminary Negative Declaration. The Discretionary Review has been filed by the Project Sponsor.
(Continued from Regular Meeting of November 13, 1997)
Note: On 11/6/97 following testimony the Commission closed public hearing and entertained a motion to approve this project as proposed. The resulting was vote +3 -3 with Commissioner Chinchilla absent. The motion failed to carry. Matter continued for one week to be considered by the absent Commission.
18. 97.226D (ARCE)
2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.
(Continued from Regular Meeting of October 23, 1997)
19. 97.380D (ARCE)
423 - 35TH AVENUE, west side between 35th and 36th Avenues, Lot 005 in Assessor's Block 1467 - Request for Discretionary Review of Building Permit Application No. 9702211, proposing the demolition of a one-story over-basement single-family dwelling and the construction of a three-story over-garage two-family dwelling in an RH-2 (House, Two-Family) District.
(Continued from Regular Meeting of October 23, 1997)

20. 97.731D (GORDON)
1230 - 45TH AVENUE, Discretionary Review on Building Permit Nos. 9707210 and 9707211 proposing demolition of a one-story single family dwelling and the construction of a new two-story, two-family dwelling in an RH-2 (House, Two-Family) District.
21. 97.729D (LIGHT)
450 - 11TH AVENUE, Discretionary Review of Building Permit Nos. 9712518 and 9712519 proposing demolition of two story single family dwelling and construction of new three story two-family dwelling..
22. 97.776D (LIGHT)
200 SEACLIFF AVENUE, Discretionary Review on Building Permit No. 9713658 for extension of rear deck by 7' - 2" and addition of balustrade (3' - 2" high) to contain and provide guard railing for rear lawn.
23. 97.488D (LI)
168 RAE AVENUE, Discretionary Review on Building Permit No. 9708243 proposing the construction of a three-story addition at the rear of the building in an RH-1 (House, One-Family) District.
24. 97.736D (BAÑALES)
1769 NOE STREET, Discretionary Review on Building Permit No. 9714747 proposing construction of a horizontal addition on three floors with rear deck on single family dwelling.

Adjournment:

971120

CORRECTION

DOCUMENTS DEPT.

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NOTICE OF MEETING AND CALENDAR OF THE SAN FRANCISCO PLANNING COMMISSION REGULAR MEETING

THURSDAY
NOVEMBER 20, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

E. REGULAR CALENDAR

18. 97.226D

(ARCE)

2959 - 21ST AVENUE, west side between Sloat Boulevard and Ocean Avenue, Lot 004A in Assessor's Block 7205 - Request for Discretionary Review of Building Permit Application No. 9701592, proposing to add a new floor to the existing one-story over-basement single-family dwelling and the construction of interior partitions to create one social room, a laundry room, two bathrooms and one guest room in the basement area in an RH-1(D) (House, One-Family, Detached) District.

(Continued from Regular Meeting of September 4, 1997)

NOTE: On 6/12/97, following testimony, the Commission closed public hearing and continued this matter to 7/17/97.



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

NOTICE OF CANCELLATION

PLANNING COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
REGULAR MEETING
THURSDAY,
NOVEMBER 27, 1997

DOCUMENTS DEPT.

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PUBLIC LIBRARY

NOTICE IS HEREBY GIVEN that the Regular Meeting of the San Francisco Planning Commission for Thursday, November 27, 1997, has been canceled. The next Regular Meeting of the Planning Commission will be held on Thursday, December 4, 1997.

Linda D. Avery
Commission Secretary

PLANNING COMMISSION ROSTER

V. PRESIDENT	HECTOR J. CHINCHILLA
COMMISSIONER	DENNIS A. ANTENORE
COMMISSIONER	RICHARD HILLS
COMMISSIONER	CYNTHIA JOE
COMMISSIONER	LAWRENCE B. MARTIN
COMMISSIONER	BEVERLY J. MILLS
COMMISSIONER	ANITA THEOHARIS

GERALD GREEN, DIRECTOR OF PLANNING
ROBERT PASSMORE, ZONING ADMINISTRATOR
LINDA AVERY, COMMISSION SECRETARY

55
14
/4/97

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 4, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
1:30 P.M.

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ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Anita Theoharis

NOTE: For information on the next Commission Calendar, please call 558-6422 on Fridays after 5:00 p.m. for a recorded message.

NOTE: Items listed on this calendar will not be heard before the stated time.

NOTE: The Commission has instituted a policy that, in most cases, they will not call an item for consideration after 10:00 p.m. If an item is scheduled but not called or introduced prior to 10:00 p.m., the Commission could continue the matter to the next available hearing.

NOTE: Although not required, Speaker Cards will be available at all hearings. For your convenience, they may be picked up in advance of the hearing from the Planning Department Reception Counter, 1660 Mission Street, 5th Floor.

NOTE: Material submitted by the public for Commission review prior to a scheduled hearing, should be received at the Planning Department Reception Counter, 1660 Mission St., 5th Floor, no later than 5:00 p.m. the Wednesday (eight (8) days) prior to the scheduled public hearing. Persons unable to attend a hearing may submit written comments regarding a calendared item to the Commission at the above listed address. Comments received by 11:30 a.m. on the day of the hearing will be made part of the official record and will be brought to the attention of the Planning Commission at the public hearing. Otherwise, submit material related to a calendared item at the scheduled hearing for distribution. For complete distribution to all Commissioners, necessary staff and case/docket/correspondence files, submit an original and 10 copies.

NOTE: Pursuant to Government Code § 65009, if you challenge, in court, (1) the adoption or amendment of a general plan or a specific plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional use permit or any other permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at,

or prior to, the public hearing.

NOTE: For information related to Commission matters, please call Linda Avery, Administrative Secretary, Planning Commission, at (415) 558-6414.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassification may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Appeals within 10 days of the issuance of the written decision.

ACCESSIBLE MEETING POLICY

Hearings will be held at the War Memorial Building while City Hall is closed for repairs, 401 Van Ness Avenue, Room 428, Fourth Floor, San Francisco, CA. Accessible seating for persons with disabilities (including those using wheelchairs) will be available. The closest accessible BART Station is the Civic Center Station located at the intersection of Market, Hyde, and Grove Streets. Accessible MUNI Lines serving City Hall are 42 Downtown Loop, 9 San Bruno and 7 Haight/Noriega. Accessible MUNI Metro lines are the J,K,L,M and N. Accessible curb side parking has been designated at points along McAllister. American sign language interpreters and/or a sound enhancement system will be available upon request by contacting Milton Edelin at 415 558-6410 at least 72 hours prior to a hearing. Individuals with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities should call our accessibility hotline at 415 554-8925 to discuss meeting accessibility. In order to assist the City's efforts to accommodate such people, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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1:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.670C (PUTRA)
2029-2041 MARKET STREET, southeast side of Market Street between Duboce Avenue and 14th Street, Lot 08 and 16 in Assessor's Block 3535: Request for Conditional Use authorization for use size to expand the existing Full-Service Restaurant (dba. Mecca Restaurant) at 2029 Market Street to the adjacent vacant space (dba. Sienna Cafe) at 2041 Market Street, as required by Planning Code Section 121.2 and 712.21 within the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 80-B Height and Bulk District.
(Proposed for continuance to December 18, 1997)
2. 97.536E (NISHIMURA)
1100 HOWARD STREET, northwest corner of 7th Street, lot 7 in Assessor's Block 3727; within a South of Market SLR (Service/Light Industrial/Residential, Mixed Use) District and a 50-X Height and Bulk District. An appeal of a preliminary negative declaration published November 1, 1997, for a proposed project involving new construction of 14 live/work units in a four story, 49 foot tall, approximately 23,665 gross square foot building on an undeveloped 6,750 square foot lot currently used for privately leased parking and formerly used as a gasoline service station. Fifteen parking spaces would be provided in a ground level parking garage.
(Proposed for continuance to January 15, 1998)
3. 97.227E (GLASNER)
249 SHIPLEY STREET, 12 Live/Work Units: Appeal of Preliminary Negative Declaration. The proposal is to construct 12 live/work units in one building at 249 Shipley Street (Assessor's 3753, Lot 66), on the south side of the street between 5th and 6th Streets. The project site is currently used for vehicle parking and a one-story taxi maintenance building and three service bays on the southwest corner. The existing 13,625 square-foot lot would be subdivided into two lots, one facing Shipley Street (approximately 5,625 square feet), and the other fronting Clara Street (8,000 square feet). A new 45-foot structure would be built on the new Shipley lot, and would contain three stories including two mezzanine levels. A 12-space parking garage would be located on the first level. The other new lot would continue to be used for parking and vehicle repair. The proposed project is located in an RSD (Residential-Service Mixed Use) Zoning District. (Continued from Regular Meeting of September 25, 1997)
(Proposed for continuance to January 15, 1998)
4. 97.227D (WANG)
249 SHIPLEY STREET (AKA 250 CLARA STREET), southeast side between 5th and 6th Streets, Lot 066 in Assessor's Block 3753 - Request for Discretionary Review of

Building Permit Application No. 9708248, proposing to construct a 3-story, 12-unit live/work building in an RSD (Residential/Service Mixed Use) District.

(Continued from Regular Meeting of September 25, 1997)

(Proposed for continuance to January 15, 1998)

5. 97.771D (MILLER)
370 DE HARO STREET, Discretionary Review on Building Permit No. 9717324 proposing the conversion of a building approved as 20 commercial loft spaces to 20 live/work spaces on the property located at 370 De Haro Street, northwest corner at 17th Street, in an M-2 (Heavy Industrial) District and a 50-X Height and Bulk District.
(Continued from Regular Meeting of November 13, 1997)
(Proposed for continuance to January 8, 1998)
6. 97.435C (PEPPER)
2157-2159 LOMBARD STREET, south side between Fillmore and Steiner Streets; Lot 29 in Assessor's Block 510: -- Request for Conditional Use authorization under Section 712.83 of the Planning Code to install six antennas on the facade and one base transceiver station on the roof of the existing three-story building as part of a wireless communication network in an NC-3 (Moderate Scale Neighborhood Commercial) District and a 40-X Height and Bulk District. The antennas and base transceiver station are part of a wireless transmission network operated by Sprint Spectrum. The existing building is approximately 40 feet in height. The antennas measure approximately five feet high by eight inches wide. The antennas would be mounted on the facade of the building, and the tops of the antennas would be flush with the top of the parapet, which is approximately 40 feet above sidewalk grade. The base transceiver station measures approximately 14 feet wide by 12 feet deep and would be on the intermediate-level roof.
(Continued from Regular Meeting of November 20, 1997)
PROJECT WITHDRAWN

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT7. DIRECTOR'S ANNOUNCEMENTS8. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)E. REGULAR CALENDAR

- 9 97.205E (KALAHAR)
599 THIRD STREET, New construction of a 24 unit live/work building on Third Street, between Brannan Street and Varney Place. The 9,680 square foot site is currently vacant and utilized as a parking lot. The proposed project, located on Assessor's Block 3775, lot 23, would construct a three-story, 45' tall live/work building with parking for 12 vehicles. The site is now paved with no permanent or semi-permanent structures. The surrounding area consists of service, light industrial, live/work and commercial land uses. The site is within the SLI (Service/Light Industrial) zoning district, and the 40-X height-bulk district.
(Continued from Regular Meeting of October 23, 1997)

10. 97.588C (WANG)
377-379 COLLINGWOOD STREET, east side between 20th and 21st Streets; Lot 33 in Assessor's Block 2752 -- Request for a Conditional Use authorization to allow the conversion of a two-family dwelling to a Bed and Breakfast Inn, containing five (5) guest rooms as required by Planning Code Section 209.2(d) in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

11. 97.688C (ZWIERZYCKI)
1515 - 19TH AVENUE, west side between Kirkham and Lawton Streets, Lot 4 in Assessor's Block 1865 -- Request for Conditional Use authorization under Section 209.6(b) of the Planning Code to install a total of three antennas and one equipment cabinet on top of an existing two-story building occupied by Pacific Bell Telesis Company as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

12. 97.636C (ZWIERZYCKI)
2121 & 2145 - 19TH AVENUE, west side between Quintara and Rivera Streets, Lots 33 and 34 in Assessor's Block 2198 -- Request for Conditional Use authorization under Section 209.6(b) to install a total of six Sprint panel antennas encased in a fiberglass cylinder on the rooftop of an existing two-story office building (2145 - 19th Avenue), and one base transceiver station on the second floor of an adjacent two-story office building (2121 - 19th Avenue), as part of a wireless communication network in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 13, 1997)

13. 97.656C (FALLAY)
1712 TARAVAL STREET, north side between 27th and 28th Avenues, Lot 9 in Assessor's Block 2356 -- Request for Conditional Use authorization under Section 711.42 of the Planning Code to convert an existing retail store to a Pizza Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.
14. 97.658C (HING)
1050 KIRKHAM STREET, northeast corner at 15th Avenue, Lot 07 in Assessor's Block 1839. Request for authorization of Conditional Use to modify conditions of approval for a previous authorization (Motion No. 13750) to establish a child care facility in an RH-2 (Residential, House, Two-Family) District. The proposal is to increase the number of children served to a maximum of 30 children from the present number of 20 children, under a new operator. The proposed hours of operation will be 7:00 a.m. to 7:00 p.m. The hours of outdoor play would be between 10:00 a.m. and 6:00 p.m. Pick-up and drop-off of children would not be limited to the three-car garage for the property. The seven feet fence on lot lines abutting the outdoor play areas would be reduced to six feet on the north lot line to provide sunlight to the abutting property owners.
(Continued from Regular Meeting of November 20, 1997)
15. 97.667C (WASHINGTON)
668 HAIGHT STREET, Lot 017 in Assessor's Block 0847, bounded by Pierce Street to the west, and Steiner Street to the east. - Request for a Conditional Use authorization under Section 710.48 of the Planning Code relating to Other Entertainment (790.38). To establish live entertainment at an existing tavern. This property is located within an NC-1 Neighborhood Commercial District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

16. 97.487D (GORDON)
1269 LOMBARD STREET, Building Permit Application Nos. 9710402 and 9711296, Case No. 97.487D, for the property at 1269 Lombard Street, Lot 23 in Assessor's Block 501, proposing to add two stories and roof deck to the existing single-family structure at the rear of the property, and to add a new three-story over basement single-family structure at the front of the property in an RH-2 (Residential House, Two-Family) District and a 40-X Height and Bulk District.
(Continued from Regular Meeting of November 6, 1997)
NOTE: On 11/6/97, following testimony, the Commission closed public hearing and continued this matter to 11/20/97.

17. 97.733D (WASHINGTON)
727-729 MORAGA STREET, south side between 14th and Funston Avenues, Lot 006 in Assessor's Block 2036A - Request for Discretionary Review of Building Permit Application No. 9713735, proposing to construct two new attached residential units on a vacant lot in a RH-2 (House, Two-Family) District.
18. 97.785D (WASHINGTON)
429 DOUGLASS STREET, east side between 20th and 21st Streets, Lot 039 in Assessor's Block 2749 - Request for Discretionary Review of Building Permit Application No. 9713558, proposing to construct a new room above a garage and a new level above the rear half of this house in a RH-2 (House, Two-Family) District.
19. 97.737D (BEATTY)
1403 AND 1405 MONTGOMERY STREET, west side between Greenwich and Filbert Streets, Lots 005 and 004, respectively, in Assessor's Block 0086 - Request for Discretionary Review of Building Permit Application No. 9707007, proposing to join 1403 Montgomery with 1405 Montgomery by removing two units at 1403. A facade similar to 1405 will be carried on to 1403. A pool will be constructed at the rear of 1403, and a two-car garage will be added at the front in a RH-3 (House, Three-Family) District.
20. 97.735D (BEATTY)
1993 - 14TH AVENUE, west side between Pacheco Street and Mandalay Lane, Lot 010 in Assessor's Block 2120B - Request for Discretionary Review of Building Permit Application No. 9707015, proposing to demolish the existing single-family dwelling and construct a new single-family dwelling in a RH-1 (House, One-Family) District.
21. 97.777D (PURVIS)
1435-1437 DOLORES STREET, east side between Duncan and 27th Streets, Lot 023 in Assessor's Block 6594 - Request for Discretionary Review of Building Permit Application No. 9716767, proposing to construct a deck and stairs at the rear of the two-story, two-family dwelling in a RH-2 (House, Two-Family) District.
22. 97.732D (HING)
626 DIAMOND STREET, west side between 23rd and Elizabeth Streets, Lot 003A in Assessor's Block 2805 - Request for Discretionary Review of Building Permit Application No. 9715679, proposing a 12' x 12' extension to the rear on the first floor and a 24' x 12' rear extension on the second floor of a single-family dwelling in a RH-2 (House, Two-Family) District.

NOTICE OF SPECIAL JOINT MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
AND
REDEVELOPMENT AGENCY COMMISSION

DOCUMENTS DEPT.

DEC 08 1997

SAN FRANCISCO
PUBLIC LIBRARY

THURSDAY
DECEMBER 11, 1997
BOARD OF SUPERVISORS CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:00 P.M.

ROLL CALL: Planning Commission
Redevelopment Agency Commission

1. 94.061E (KALAHAR)
DISPOSAL AND REUSE OF THE FORMER NAVAL SHIPYARD AT HUNTERS POINT --
Public Hearing on Draft Environmental Impact Statement/Environmental Impact Report. The proposed federal action discussed in the Draft EIS/EIR is the disposal of federal surplus land at the former Hunters Point Naval Shipyard in San Francisco, California. The document also considers the impacts of the Reuse Plan, developed by the City and County of San Francisco and the San Francisco Redevelopment Agency, as well as a Reduced Development alternative and the required No Action alternative. The Proposed Reuse Plan would be implemented by the Hunters Point Shipyard Redevelopment Plan (also called the Redevelopment Plan), and emphasizes mixed use of the site, including residential, industrial, maritime industrial, cultural, institutional, mixed use, research and development, and open space uses. Implementation of the Proposed Reuse Plan may require changes to the San Francisco General Plan (including the addition of a new Hunters Point Shipyard Area Plan), and changes to Bay Conservation and Development Commission's Bay Plan and to their Seaport Plan.
Note: Written comments will be received at the Planning Department until 5:00 p.m., on January 5, 1998.

PUBLIC COMMENT

At this time, members of the public may address the Commissions on items that are within the subject matter jurisdiction of the San Francisco Planning Commission and the Redevelopment Agency Commission. Members of the public may address the Commissions for up to three minutes. **The president or chairperson may limit the total testimony to 30 minutes.**

Adjournment

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY, DECEMBER 11, 1997
BOARD OF SUPERVISOR'S CHAMBERS
ROOM 404
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
3:30 P.M.

DOCUMENTS DEPT.

DEC 08 1997

SAN FRANCISCO
PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President
Commissioners Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin,
Beverly Mills, Anita Theoharis

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3:30 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

- 1a. 97.793CV (PEPPER)
3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995: -- Request for Conditional Use authorization under Section 204.5 of the Planning Code to allow parking exceeding permissible accessory amounts in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
(Proposed for continuance to December 18, 1997)
- 1b. 97.793CV (PEPPER)
3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
REAR YARD VARIANCE SOUGHT: The proposal is to construct a new three-car garage at the rear of the subject property. Section 134 of the Planning Code requires a minimum rear yard of 31.6 feet for the subject property. The proposed garage would extend to the rear property line and encroach into the required rear yard.
(Proposed for continuance to December 18, 1997)
2. 97.752C (PEPPER)
2298 CHESTNUT STREET, northeast corner at Scott Street; Lot 036 in Assessor's Block 488A: -- Request for Conditional Use authorization under Section 711.26 of the Planning Code to allow a Walk-Up Automated Teller Machine (ATM) (as defined by Section 790.140 of the Planning Code) with less than a three-foot recess from the property line, in an NC-2 (Small-Scale Neighborhood Commercial) District and a 40-X Height and Bulk District.
(Proposed for continuance to January 8, 1998)
3. 97.787B (NIXON)
650 TOWNSEND STREET, AKA 699 - 8TH STREET, at the northeast corner of 8th and Townsend Streets, Lot 9 in Assessor's Block 3783. Request for authorization for conversion of up to 275,000 square feet of Apparel Mart design/display space to office space pursuant to Sections 321 and 322 of the Planning Code in a M-2 (Heavy Industrial) District and a 65X and 100X Height and Bulk District.
(Proposed for continuance to January 8, 1997)
4. 97.655E (GLASNER)
CHERRY DAM FUSE GATE PROJECT. Appeal of Preliminary Negative Declaration. Hetch Hetchy Water and Power is proposing to increase the maximum storage capacity of Cherry Lake (Tuolumne County) in the amount of 11,600 acre-feet, from 273,500 acre-feet. This increase in storage would be accomplished by replacing the

existing two and one-half foot high flash boards with a series of 26 steel fuse gates, approximately nine feet high, placed side-by-side across the 320 foot wide Cherry Valley Dam spillway. This would allow Hetch Hetchy to raise the lake level six and one-half feet from elevation 4702.5 feet to 4709.0 feet above mean sea level.
(Proposed for continuance to January 22, 1998)

5. 97.481E (PARKER)
938 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project would merge lots 20, 44, 46 and 47 in Assessor's Block 3753, demolish an existing 16,000 square foot single story unreinforced masonry building (on lot 20), and construct a new two story, 40 foot tall building containing 50 live/work units on the newly created through lot at 938 Harrison Street (north side of Harrison Street between Fifth and Sixth Streets). The new building would have frontage on both Harrison Street and Clara Street. The project would provide off-street parking for 50 vehicles in a partially below grade concrete parking garage with access from Harrison Street. The proposed project site is approximately 24,000 square feet in lot area. The proposed building would be approximately 40 feet in height and is located in an RSD (Residential/Service) Mixed Use Zoning District in the South of Market Planning Area.
(Proposed for continuance to January 22, 1998)
6. 97.439E (PARKER)
914 HARRISON STREET: Appeal of Preliminary Negative Declaration. The proposed project entails a lot split with new construction of two 3-story plus mezzanine buildings, each containing 14 live/work units and 14 ground level off-street parking spaces at 914 Harrison Street, north side, between 5th and 6th Streets. The proposed project site is currently vacant and used as a parking lot. The project site is a through lot (approximately 87 feet wide by 160 feet deep, approximately 14,000 square feet in lot area) and the project is designed such that one of the new buildings would front onto Clara Street, the other would front onto Harrison Street. The proposed height of each building would be 45 feet, with an additional 5 feet of height as parapets and stair towers, for a total proposed building height of 50 feet. The proposed project site is located in an RSD (Residential/Service) Mixed Use Zoning District in the South of Market Planning Area.
(Proposed for continuance to January 22, 1998)
7. 97.360AE (GORDON)
290 UNION STREET, The James McEvoy House, north side between Sansome and Montgomery Streets, Lot 15 in Assessor's Block 106: Request for a Certificate of Appropriateness for the "demolition", as defined by Planning Code Section 1005(f) and reconstruction of a Contributory Altered Single Family Building pursuant to Article 10 of the Planning Code. The subject property, within the Telegraph Hill Historic District, is zoned RH-3 (Residential-House, Three-Family) District and is in an 40-X Height and Bulk District.
(Continued from Regular Meeting of November 20, 1997)
(Proposed for continuance to February 12, 1998)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS**D. DIRECTOR'S REPORT****8. DIRECTOR'S ANNOUNCEMENTS****9. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)****E. REGULAR CALENDAR**

10. 97.624Q (SMITH)
1543-45 McAllister Street, south side between Divisadero and Scott Streets, Lot 21 Assessor's Block 1180, five unit residential condominium conversion subdivision in an RH-3 (Residential, House, Three Family) District.
11. 97.690Q (SMITH)
968-78 Union Street; north side between Taylor and Jones Streets; Lot 8 in Assessor's Block 99, six unit, residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.
12. 97.691Q (SMITH)
3107-3117 Buchanan Street; west side between Pixley and Filbert Streets; Lot 4 in Assessor's Block 517, six unit residential condominium conversion subdivision in an RH-2 (Residential, House, Two Family) District.
13. 97.724Q (SMITH)
1263 Oak Street; south side between Baker and Broderick Streets; Lot 29 in Assessor's Block 1219, five unit residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.
14. 97.772Q (SMITH)
1266 Chestnut Street; north side between Van Ness Avenue and Polk Street, Lot 10A in Assessor's Block 478, six unit residential condominium conversion subdivision in an RM-1 (Residential, Mixed, Low Density) District.

15. 97.773Q (SMITH)
2112 Hyde Street; east side between Greenwich and Filbert Streets, Lot 16 in Assessor's Block 94, six unit residential condominium conversion subdivision in an RM-2 (Residential, Mixed, Moderate Density) District.
16. (RIVASPLATA)
TRANSPORTATION MANAGEMENT ASSOCIATION OF SAN FRANCISCO (TMA SF) -- 1993-1997 Program Summary and 1998-2002 Work Plan. Proposed approval of a resolution finding the TMA SF Program Summary for 1993-1997 to be in compliance with City requirements and accepting the TMA SF Work Plan for the 1998-2002 program period. This non-profit organization of downtown office building managers/owners seeks the Commission's endorsement of its work, based on its ability to meet the objectives established in Resolution 13434 of December 1992.
17. 97.496E (BLOMGREN)
1025 - 17TH STREET, south side mid-block between Pennsylvania Avenue and Mississippi Street, Lot 14 Block 3987 - Appeal of a Preliminary Negative Declaration. The proposed project would construct a 4-story, 50 foot high building that would contain 10 live/work units and 10 off-street parking spaces at 1025 - 17th Street. The existing 3,946 square foot site is currently vacant. The proposed project is located in an (M-2) (Heavy Industrial) Zoning District.
(Continued from the Regular Meeting of November 6, 1997)
18. 97.669C (HING)
1209 VICENTE STREET, south side, between 23rd and 24th Avenue, Lot 48 in Assessor's Block 2473. Request for authorization of Conditional Use to permit a two-story residential addition to an existing single-story commercial building containing a total of four new dwelling units without providing four off-street parking spaces as required under Section 151 of the Planning Code in an NC-1 (Neighborhood Commercial Cluster) District with a 40-X Height and Bulk designation. Under Code Section 161(j), the Planning Commission may reduce the off-street parking requirement for dwelling units in Neighborhood Commercial (NC) Districts.
19. 97.409C (WASHINGTON)
119 LYON STREET Lot 005 in Assessor's Block 1221, bounded by Page Street to the south, and Oak Street to the north. - Request for a Conditional Use authorization under Section 209(h)1 of the Planning Code to allow the construction of a five (5) unit residential building on an existing vacant parcel of land. This proposal will have a total of five off-street parking spaces and is located within an RH-3 (Residential, House, Three-Family) District.
(Continued from Regular Meeting of October 9, 1997)
20. 96.340C (IONIN)
1660 McALLISTER STREET, north side between Broderick and Divisadero Streets; Lot 13 in Assessor's Block 1156; and a vacant lot on McALLISTER, south side between Broderick and Divisadero Streets; Lot 24A in Assessor's Block 1179 -

Request for Conditional Use Authorization under Sections 209.3(j) and 209.7(a) of the Planning Code, to allow 1660 McAllister to be used as a church and the vacant lot across the street to be used as a parking lot for the church in a RM-1 (Residential, Mixed Low Density) District and a 40-X Height and Bulk District.

21. 97.628C (IONIN)
434 ELLIS STREET, north side between Jones and Leavenworth Streets; Lot 9 in Assessor's Block 323 - Request for a Conditional Use Authorization under Sections 209.3(h) and 209.4(a) of the Planning Code to allow the conversion of an existing building into a secondary school and community facility in a RC-4 (Residential-Commercial Combined, High Density) District, and the North of Market Residential Special Use District Subdistrict No. 2, and an 80-T Height and Bulk District.
22. 97.626QV (LIGHT)
1735 FRANKLIN STREET, west side of street between Sacramento and California, Lot 2 in Assessor's Block 641: -- Request for Conditional Use authorization per Section 209.2(c) of the Planning Code to allow group housing in a designated Landmark building for an educational institution in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.
23. 97.761C (LINDSAY)
400 BEALE STREET, southwest corner of Beale and Harrison Streets, Lot 5 in Assessor's Block 3766 -- Request for modification of previously-approved Conditional Use Authorization (Case No. 97.436C) for development of up to 245 dwelling units, up to 248 parking spaces and approximately 2,500 square feet of ground floor retail use on a site, the southerly portion of which is within an M-1 (Light Industrial) District, the Commercial/Industrial Subdistrict of the Rincon Hill Special Use District and an 84-X Height and Bulk District, the northerly portion of which is in an RC-4 (Residential-Commercial Combined - High Density) District, the Residential Subdistrict of the Rincon Hill Special Use District and a 200-R Height and Bulk District.
(Continued from Regular Meeting of November 20, 1997)
24. 97.700C (LINDSAY)
235 O'FARRELL STREET, southeast corner of Cyril Magnin Lane and O'Farrell Street, between Mason and Powell Streets, Lot 18 in Assessor's Block 326. -- Request for Conditional Use authorization under Sections 303 and 212(e) of the Planning Code to convert fifty-four (54) residential hotel rooms (group housing) to non-residential use (tourist hotel rooms) above the ground floor in a C-3-G (Downtown General Commercial) District and an 80-130F Height and Bulk District.

SPECIAL DISCRETIONARY REVIEW HEARING

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25. 97.776D (LIGHT)
200 SEACLIFF AVENUE, Request for Discretionary Review on Building Permit No. 9713658 for extension of rear deck by 7' - 2" and addition of balustrade (3' - 2" high) to contain and provide guard railing for rear lawn.
(Continued from the Regular Meeting of November 20, 1997)
26. 97.731D/DD (LIGHT)
148 3RD AVENUE, Discretionary Review on Building Permit No. 9711349 and 9711350 for demolition of a 2- story single family dwelling and new construction of a 3-story 2-unit residential building.
(Continued from the Regular Meeting of November 13, 1997)

Adjournment:

971211

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1/18/97
2

NOTICE OF MEETING AND CALENDAR
OF THE
SAN FRANCISCO
PLANNING COMMISSION
REGULAR MEETING

THURSDAY
DECEMBER 18, 1997
ROOM 428
WAR MEMORIAL BUILDING
401 VAN NESS AVENUE
2:00 P.M.

1st posted 12/15/97
DOCUMENTS DEPT.

DEC 17 1997

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PUBLIC LIBRARY

ROSTER: Hector Chinchilla - President
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2:00 P.M.

ROLL CALL: Commissioners Hector Chinchilla, Dennis Antenore, Richard Hills, Cynthia Joe, Larry Martin, Beverly Mills, Anita Theoharis

A. ITEMS TO BE CONTINUED

1. 97.538D (ANDRADE)
2370 BROADWAY, north side between Steiner and Fillmore Streets, Lot 027 in Assessor's Block 0563 - Request for Discretionary Review of Building Permit Application No. 9709611S, proposing to construct a deck of approximately 105 sq. ft. above an existing deck located at the rear of the building in an RH-1 (House, One-Family) District.
(Continued from Regular Meeting of November 13, 1997)
(Proposed for Continuance to January 15, 1998)
2. 97.526E (NAVARRETE)
2068 THIRD STREET: The proposed project would construct a new four story, 50 foot tall building containing 16 live/work units at 2068 Third Street (west side of Third Street, between 18th and Mariposa Streets). The project would provide off-street parking for 16 vehicles in a ground floor parking garage with access from Third Street. The proposed project site is vacant and approximately 6,625 square feet in lot area. The proposed building would be approximately 50 feet in height, with 28,146 gross square feet of floor area and is located in an M-2 (Heavy Industrial) Zoning District in the Potrero Hill neighborhood.
(Proposed for continuance to January 22, 1998)
3. 97.656C (FALLAY)
1712 TARAVAL STREET, north side between 27th and 28th Avenues, Lot 9 in Assessor's Block 2356 -- Request for Conditional Use authorization under Section 711.42 of the Planning Code to convert an existing retail store to a Pizza Restaurant in an NC-2 (Small-Scale Neighborhood Commercial) District.
(Continued from the Regular Meeting of December 4, 1997)
NOTE: On 12/4/97, following testimony, the Commission closed public hearing (with the stipulation that any new material, changes and/or corrections will remain open to public comment) and continued this matter to 12/18/97. Commissioner Martin was absent.
(Proposed for Continuance to January 15, 1998)
- 4a. 97.793CV (PEPPER)
3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995: -- Request for Conditional Use authorization under Section 204.5 of the Planning Code to allow parking exceeding permissible accessory amounts in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District.
THE REQUEST FOR CONDITIONAL USE HAS BEEN WITHDRAWN

- 4b. 97.793CV (PEPPER)
3500 CLAY STREET, northwest corner at Laurel Street; Lot 002 in Assessor's Block 995, in an RH-1 (House, One-Family) District and a 40-X Height and Bulk District. **REAR YARD VARIANCE SOUGHT:** The proposal is to construct a new three-car garage at the rear of the subject property. Section 134 of the Planning Code requires a minimum rear yard of 31.6 feet for the subject property. The proposed garage would extend to the rear property line and encroach into the required rear yard.
(CONTINUED TO A SPECIAL VARIANCE HEARING BY THE ZONING ADMINISTRATOR ON FRIDAY, DECEMBER 19, 1997, 9:30 AM, 1660 MISSION STREET, ROOM 504-505, SAN FRANCISCO, CA.)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. If it is demonstrated that comments by the public will exceed 15 minutes, the President or chairperson may continue Public Comment to another time during the meeting.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. DIRECTOR'S ANNOUNCEMENTS

6. REVIEW OF PAST WEEKS' EVENTS AT THE BOARD OF APPEALS & BOARD OF SUPERVISORS (PASSMORE)

E. REGULAR CALENDAR

7. 97.205E (KALAHAR)

599 THIRD STREET, **Appeal of Preliminary Negative Declaration.** New construction of a 24 unit live/work building on Third Street, between Brannan Street and Varney Place. The 9,680 square foot site is currently vacant and utilized as a parking lot. The proposed project, located on Assessor's Block 3775, lot 23, would construct a three-story, 45' tall live/work building with parking for 12 vehicles. The site is now paved with no permanent or semi-permanent structures. The surrounding area consists of service, light industrial, live/work and commercial land uses. The site is within the SLI (Service/Light Industrial) zoning district, and the 40-X height-bulk district.

(Continued from Regular Meeting of December 4, 1997)

8. 97.643E (MCCORMICK)

244 FRONT STREET: **Certification of the Final Environmental Impact Report.** southeast corner at Sacramento Street, Lot 18 in Assessor's Block 236. Construct a five and seven story 105 foot tall mixed use retail and office structure on a 12,600

square foot site containing approximately 92,700 gross square feet of floor area including about 49,150 of office space, 24,200 square feet of retail space, (with an optional plan for 61,650 square feet of office space and 11,700 square feet of retail space), fifteen off-street parking spaces and two service vehicle loading spaces following demolition of two two-story Category IV retail and office buildings and a former parking lot in the Front-California Conservation District.

9. 97.717R (BADINER)
100 - 160 FOLSOM STREET; 100 - 160 FOLSOM STREET; Assessor's Block 3740, Lots 27, 29, 30, 31 and 32, north side between Spear and Main Streets--
Consideration of a proposed amendment to the Rincon Point - South Beach Redevelopment Project Area (Northeastern Waterfront) Preliminary Plan and a finding of consistency of the proposed amendment with the draft of proposed amendments to the General Plan and Section 101.1 of the Planning Code. The proposed Preliminary Plan amendment would expand the boundaries of the Project Area, facilitating the development of the territory to be added to the Rincon Point-South Beach Project Area for stock and option trading floors, office and ancillary uses. The purpose of the amendment is to enable the City and the Redevelopment Agency to study the appropriateness of using redevelopment powers to facilitate development within the expanded area. The designation of the expanded area under Redevelopment Agency jurisdiction and development of a project would require Certification of an EIR, amendments to the Downtown Area Plan of the General Plan to designate the site to Downtown Office (Special Development) and a 250-S Height and Bulk District, amendment of the Rincon Point/South Beach Redevelopment Plan and amendment of the Rincon Point/South Beach Design for Development document, all of which would be the subject of later hearings before the Planning Commission, the Redevelopment Commission and the Board of Supervisors. The site is currently within P (Public) and C-3-S (Downtown Commercial, Support) Districts, and a 200-S Height and Bulk District.
10. 97.670C (PUTRA)
2029-2041 MARKET STREET, southeast side of Market Street between Duboce Avenue and 14th Street, Lot 08 and 16 in Assessor's Block 3535: Request for Conditional Use authorization for use size to expand the existing Full-Service Restaurant (dba. Mecca Restaurant) at 2029 Market Street to the adjacent vacant space (dba. Sienna Cafe) at 2041 Market Street, as required by Planning Code Section 121.2 and 712.21 within the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 80-B Height and Bulk District.
(Continued from the Regular Meeting of December 4, 1997)
11. 97.796C (BANALES)
1708 CHURCH STREET, west side between 29th and Day Streets; Lot 3 in Assessor's Block 6632 -- Request for Conditional Use authorization to establish a small self-service restaurant as defined by Planning Code Section 790.91 with an outdoor activity area as defined by Planning Code Section 790.70 in an NC-1 (Neighborhood Commercial Cluster) District and 40-X Height and Bulk District, pursuant to Planning Code Sections 710.44 and 710.24.

12. 97.814C (PEPPER)
620 BROADWAY STREET, north side between Columbus Avenue and Stockton Street; Lot 004 in Assessor's Block 146: -- Request for Conditional Use authorization under Section 714.27 of the Planning Code to extend the hours of operation for the Vietnam Restaurant in the Broadway Neighborhood Commercial District and a 65-A Height and Bulk District.
13. 97.722C (WASHINGTON)
1568 HAIGHT STREET, Lot 017 in Assessor's Block 1231, bounded by Clayton Street to the west, and Ashbury Street to the east. - Request for a Conditional Use authorization under Section 719.48 of the Planning Code relating to Other Entertainment (790.38). To establish live entertainment at an existing restaurant/bar. This property is located within the Haight Neighborhood Commercial District.

SPECIAL DISCRETIONARY REVIEW HEARING

AT APPROXIMATELY 4:00 P.M. THE PLANNING COMMISSION WILL CONVENE INTO A SPECIAL DISCRETIONARY REVIEW HEARING. PROCEDURES GOVERNING SPECIAL DISCRETIONARY REVIEW HEARINGS WILL BE IN EFFECT. THOSE CASES THAT ARE SCHEDULED ON THIS CALENDAR PRIOR TO 4:00 P.M., BUT HAVE NOT BEEN CALLED OR HEARD BY 4:00 P.M., COULD BE CONTINUED TO A LATER TIME OR DATE AS DETERMINED BY THE COMMISSION

14. 97.729D (LIGHT)
450 - 11TH AVENUE, east between Geary Boulevard and Anza Street, Lot 032 in Assessor's Block 1534 - Request for Discretionary Review of Building Permit Application No. 9712519, proposing construction of a new three-story, two-family dwelling to replace the existing two-story, single-family dwelling in an RH-2. (Continued from the Regular Meeting of November 20, 1997)
15. 97.762D (BILLOVITS)
2460 LOMBARD STREET, north side between Scott and Divisadero Streets, Lot 014 in Assessor's Block 0936 - Request for Discretionary Review of Building Permit Application No. 9722022, proposing to install a fire control system associated with a video rental store (dba Blockbuster Video) in an existing building in a NC-3 (Moderate-Scale Neighborhood Commercial) District.
16. 97.559D (FUNG)
1745 NORTH POINT STREET, south side between Fillmore and Webster Streets, Lot 031 in Assessor's Block 0436F - Request for Discretionary Review of Building Permit Application No. 9711656, proposing to extend the rear of the three-story building by 10 feet, and to construct a two-story twelve foot addition at the rear of the proposed extension in a RH-2 (House, Two-Family) District.
17. 97.780D (FALLAY)
1234 - 33RD AVENUE, east side between Lincoln Way and Irving Street, Lot 036 in Assessor's Block 1718 - Request for Discretionary Review of Building Permit Application No. 9718193, proposing to enclose a roof shed and a courtyard, and to

construct a deck at the rear of the existing three-story, single-family dwelling in a RH-2 (House, Two-Family) District.

18. 97.822D/DD (WANG)
1224-1226 KEARNY STREET, west side between Vallejo and Green Streets, Lot 025D in Assessor's Block 0133 - Request for Discretionary Review of Building Permit Application No. 9709731, proposing to construct a new 58-foot-deep, three-story over-garage, two-family dwelling after the demolition of two existing residential buildings on the lot in a RM-2 (Residential, Mixed, Moderate Density) District.
19. 97.775D (ARCE)
128 - 26TH AVENUE, east side between El Camino del Mar and Lake Street, Lot 033 in Assessor's Block 1333 - Request for Discretionary Review of Building Permit Application No. 9705480, proposing to demolish the existing single-family dwelling and construct a new three-story, single-family dwelling in a RH-1 (House, One-Family) District.
20. 97.827D (BANALES)
777 FLORIDA STREET, northeast corner of 20th and Florida Streets, Lot 011 in Assessor's Block 4081 - Request for Discretionary Review of Building Permit Application No. 9720905, proposing an addition of 2 live/work units to an existing 11-unit building for a total of 13 live/work units. No building expansion proposed. No additional parking proposed.
21. 97.829D (BANALES)
372 - 376 HIGHLAND AVENUE, south side between Holly Park Circle and Andover Street, Lot 045 in Assessor's Block 5717 - Request for Discretionary Review (Determination of capability with the Bernal Heights Special Use District) of Building Permit Applications 9720199 and 9720200, proposing new construction of two 30-foot high dwelling units on a vacant lot in an RH-2 (House, Two-Family) District.
22. 97.830D (ALVIN)
220 BEACON STREET, east side between Miguel and Diamond Streets, Lot 027 in Assessor's Block 7638 - Request for Discretionary Review of Building Permit Application No. 9717060, proposing to construct an addition which will add 2 feet to the first story at curb level, and create 285 square feet of new third story floor area within the footprint of the existing building.

Adjournment:

971218

